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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 5, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

DEC 30 2005

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.
and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sofi@sfgov.org.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. COMMISSIONERS' QUESTIONS AND MATTERS

1. Commission Comments/Questions

C. DIRECTOR'S REPORT

2. Director's Announcements
3. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

4. 2005.0565C (S.YOUNG: (415) 558-6346)
2110 CLEMENT STREET - north side between 22nd and 23rd Avenues; Lot 009 in Assessor's Block 1411 - **Request for Conditional Use authorization** under Sections 717.27, 186.1(b) and 303 of the Planning Code to legalize the extension of the hours of operation of an existing nonconforming full-service restaurant ("My Favorite Cafe") from 11 p.m. to 2 a.m. in the Outer Clement Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. No exterior modifications will be made to the existing building envelope.

Preliminary Recommendation: Disapproval

(Continued from Regular Meeting of December 15, 2005)

NOTE: On September 15, 2005, following public testimony, the Commission closed the public hearing and continued the matter to December 15, 2005, by a vote +4 -0,

to allow the operator to comply with the existing conditions. Commissioners Hughes, W. Lee, Olague were absent.
(Proposed for Continuance to January 5, 2006)

5. 2005.0999C (M. LI: (415) 558-6396)
627 VALLEJO STREET - southwest corner at Columbus Avenue, Lots 019 and 020 in Assessor's Block 0146 - **Request for Conditional Use authorization** to establish a full-service restaurant (dba "King of Thai Noodle House") of approximately 1,850 square feet. The subject commercial space was previously occupied by a small self-service restaurant of approximately 940 square feet that operated within a now-vacant supermarket. The space will be enlarged to accommodate the proposed restaurant, but there will be no physical expansion of the existing building. The project site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of December 8, 2005)
NOTE: On December 8, 2005, following public testimony the Commission closed the public hearing and entertained a motion to approve 1000 sq. ft. + 250 sq. ft. for ADA compliance by a vote +3 -2. Motion Failed. Commissioners S. Lee and Olague voted no. Commissioners Alexander and Bradford Bell were absent. The item was continued to January 5, 2006 by a vote +4 -1. Commissioner Olague voted no. Commissioners Alexander and Bradford-Bell were absent.

G. REGULAR CALENDAR

6. 2004.0027ACEK (M. SNYDER: (415) 575-6891)
900 MINNESOTA STREET - the north half of the block bounded by Minnesota Street, 20th Street, Indiana Street and 22nd Street, Lot 027 in Assessor's Block 4106 - **Request for a Certificate of Appropriateness** to demolish four structures, partially demolish and rehabilitate a fifth structure, alter and rehabilitate a sixth structure, and construct four new structures in the Dogpatch Historic District. The resultant project would include up to 142 dwelling units, approximately 168 off-street parking spaces, approximately 6,300 square feet of office space, and approximately 2,100 square feet of restaurant / commercial use, configured around two inner courtyards. The subject property is within an M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and the Dogpatch Historic District. The southeastern portion of the site, which is comprised of a private open space and would continue to be used as private open space, is located in an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from the Regular Meeting of December 15, 2005)
7. 2005.0666D (S. VELLVE: (415) 558-6263)
3020-3024 BUCHANAN STREET - east side between Union and Filbert Streets, Lots 034 and 035 in Assessor's Block 0531 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.07.05.6780 proposing to merge two dwelling units into one dwelling unit in a structure located in an RH-2 (Residential, House, Two-Family) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the permit.
(Continued from the Regular Meeting of December 15, 2005)
8. (L. SCOTT (415) 558-6317)
INFORMATION HEARING ON CODE ENFORCEMENT AT THE PLANNING DEPARTMENT - **Review of a background report on enforcement work** including staffing, sources and types of complaints, enforcement of Commission Conditions of

Approval, Commission priorities for enforcement and general advertising sign enforcement issues.

Preliminary Recommendation: No action required

9.

(C. NIKITAS (415) 558-6306)

UPDATE ON THE REVIEW OF RESIDENTIAL DEMOLITIONS - Informational presentation regarding proposed changes to criteria for the review of applications to demolish dwelling units, including future initiation of Planning Code amendments to require Discretionary Review for those demolitions not presently subject to Conditional Use authorization.

Discussion only -- No action to be taken at this hearing

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 12, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JAN - 6 2006

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01-05-03P03-51 6:40

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Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;

William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0541XCV (A. LIGHT: (415) 558-6254)
49 KEARNY STREET - west side between Geary and Post Streets, Lot 2, in Assessor's Block 310 - **Request for: 1) a Determination of Compliance** under Section 309 of the Planning Code to permit conversion of an existing office building to approximately 7 residential dwelling units, with an exception to the Planning Code rear yard requirement; 2) **a Conditional Use authorization** to exceed the principally permitted dwelling unit density for the subject site; and 3) **for the granting by the Zoning Administrator of residential open space and parking variances**; for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. The proposal is to convert the existing office use on the top seven floors of the subject building to approximately 7 dwelling units (one per floor at approximately 1,200 square feet, retaining existing ground floor retail use. Some common residential open space would be created on the rooftop of the subject building, but less would be provided than the minimum required by the Planning Code due to roof size and fire code restrictions. No parking would be provided in order to preserve the building's historic façade, to avoid creating automobile/pedestrian conflicts, and also due to the subject lot's narrow width of 20 feet.
(Proposed for Continuance to January 19, 2006)

2. 2005.0816C (A. LIGHT: (415) 558-6254)
55 STOCKTON STREET - southwest corner of intersection with O'Farrell Street, Lot 1, in Assessor's Block 327 - **Request for a Conditional Use authorization** to convert three dwelling units to office space, for the subject property, which is in the C-3-R Zoning District and a 80-130-F Height and Bulk District. The proposal is to convert three dwelling units to office space on the top floor of the existing subject eight-story mixed use building, which contains retail use on the first three levels, office use on the fourth through seventh levels, plus the subject three dwelling units occupying the eighth floor. The Fashion Institute of Design and Merchandising, which currently occupies office space on three floors of the subject building, needs additional office space and plans to occupy the eighth floor of the building where the three dwelling units are currently located.
(Proposed for Continuance to January 19, 2006)

- 3a 2004.1160D (G. CABREROS: (415) 558-6169)
2426 GREENWICH STREET - north side between Scott and Pierce Streets; Lot 008 in Assessor's Block 0512 - **Request for Discretionary Review** of Demolition Permit Application No. 2005.03.10.7193 proposing to demolish a two-story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve.
(Proposed for Continuance to January 19, 2006)

- 3b 2005.0922D (G. CABREROS: (415) 558-6169)
2426 GREENWICH STREET - north side between Scott and Pierce Streets; Lot 008 in Assessor's Block 0512 - **Request for Discretionary Review** of Building Permit Application No. 2005.03.10.7197 proposing to construct a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and Approve.
(Continued from Regular Meeting of December 15, 2005)
(Proposed for Continuance to January 19, 2006)
- 4 POLICY UPDATE (J. IONIN: (415) 558-6309)
DWELLING UNIT MERGERS - Mandatory Discretionary Review Policy for Dwelling Unit Mergers. The update includes modified criteria and administrative relief for certain types of mergers.
Preliminary Recommendation: Approval.
(Continued from Regular Meeting of November 10, 2005)
NOTE: On November 10, 2005, following public testimony, the Commission closed public hearing and continued the matter to January 12, 2006, by a vote +5 -0, Commissioner Hughes and Lee were absent.
(Proposed for Continuance to January 26, 2006)
- 5 2005.1270DDD (M. SMITH: (415) 558-6332)
4231 & 4234 24TH STREET - south side between Diamond and Douglass Streets, Lot 044 in Assessor's Block 6505 - **Requests for Discretionary Review** of Building Permit Application No. 2004.07.19.9187, proposing to construct a one-story vertical addition on a nonconforming mixed-use building, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of November 10, 2005)
(Proposed for Continuance to February 23, 2006)
- 6a 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Conditional Use authorization** under Planning Code Sections 303 and 215(a) to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
Preliminary Recommendation: Approve the Conditional Use with modifications and conditions.
(Continued from Regular Meeting of December 15, 2005)
(Proposed for Continuance to February 2, 2006)
- 6b 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Planning Code Section 305 to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
(Continued from Regular Meeting of December 15, 2005)
(Proposed for Continuance to February 2, 2006)

- 6c. 2005.0481DV (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Staff-initiated Discretionary Review** under Planning Code Section 311, of a building permit to convert approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space, subject to variance. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the building permit.
(Continued from Regular Meeting of December 15, 2005)
(Proposed for Continuance to February 2, 2006)
- 6d. 2005.0481DV (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Section 305 to allow conversion of approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 15, 2005)
(Proposed for Continuance to February 2, 2006)
7. 2005.0722D (I. WILSON: (415) 558-6163)
2600 CHESTNUT STREET - north side at the corner of Richardson Drive; Lot 005A in Assessor's Block 0932 - **Request for Discretionary Review** of Building Permit Application No. 2004.10.26.7675, proposing to build a three-story addition over the existing yard at the east side of the lot, and a two-story addition over the existing one-story garage structure, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Proposed for continuance to February 16, 2006)
8. 2005.0456EC (K. AMDUR: (415) 558-6351)
55 PAGE STREET - south side between Franklin and Gough Streets, Lot 9 (formerly Lots 7 and 8) in Assessor's Block 854 - **Request for Conditional Use authorization** to modify conditions of approval for a previously approved residential project proposed for the subject site but not yet constructed. That project would remodel an existing building at 49 Page Street demolish an existing building at 53 Page St., and construct an 8-story residential building with 128 dwelling units, ground floor commercial space and 126 parking spaces in a below-grade parking garage. The proposed modifications would change conditions of approval (1) related to the Below Market Rate (BMR) units, to allow them to be sold rather than restricting them to rental tenure only and (2) to "un-bundle" the residential parking spaces (to allow units to be sold without parking spaces). This project is within an NC-3 District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval w/conditions to "un-bundle" parking and Disapproval of ownership tenure for BMR units.
(Continued from the Regular Meeting of October 27, 2005)
(Proposed for Indefinite Continuance)
- 9a. 2005.0148DDV (J. PURVIS: (415) 558-6354)
1140 POTRERO AVENUE - west side north of 24th Street; Lot 009 in Assessor's Block 4211 - **Neighbor-Initiated Discretionary Review and Mandatory Discretionary Review** under Planning Commission policy requiring review of all replacement structures

following residential demolition, of Building Permit Application No. 2004.07.23.9619 proposing the construction of a three-story-over-garage, three-family dwelling in an RH-3 (Residential, House, Three-Family) Use District, and a 65-A Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and Disapprove the Replacement Building.

(Continued from Regular Meeting of December 1, 2005)

NOTE: On December 7, 2005, the Board of Appeals upheld the Planning Commission's decision of July 21, 2005 to take Discretionary Review and deny Demolition Permit Application No. 2004.07.23.9615, which was the subject of Case No. 2004.1234D. Therefore, all matters related to the replacement building, the subject of Case No. 2005.0148DDV are hereby cancelled.

- 9b. 2005.0148DDV (J. PURVIS: (415) 558-6354)
1140 POTRERO AVENUE - west side north of 24th Street; Lot 009 in Assessor's Block 4211 - **Front Setback Variance** under Seciton 132 of the Planning Code to construct a three-story-over-garage, three-family dwelling within 6.5 feet of the front property line, whereas a 15-foot setback would be required under Section 132. The property is within an RH-3 (Residential, House, Three-Family) Use District, and a 65-A Height and Bulk District.

(Continued from Regular Meeting of December 1, 2005)

NOTE: On December 7, 2005, the Board of Appeals upheld the Planning Commission's decision of July 21, 2005 to take Discretionary Review and deny Demolition Permit Application No. 2004.07.23.9615, which was the subject of Case No. 2004.1234D. Therefore, all matters related to the replacement building, the subject of Case No. 2005.0148DDV are hereby cancelled.

B. COMMISSIONERS' QUESTIONS AND MATTERS

10. Commission Comments/Questions
11. Proposed adoption of Planning Commission hearing schedule for 2006.

C. DIRECTOR'S REPORT

12. Director's Announcements
13. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 14a. 2005.0955CV (A. HESIK: (415) 558-6602)
1684-1698 MARKET STREET - northeast corner at Gough Street, Lot 006 in Assessor's Block 0854 - **Request for Conditional Use authorization** to expand an existing full-service restaurant (dba "Espetus Churrascaria") from 1,949 gross square feet to 9,990 gross square feet. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. The existing restaurant is proposing to expand laterally into adjacent vacant commercial space that was previously occupied by an office use (dba "Rent Tech") and vertically into vacant commercial space in the second story and basement. There will be no physical expansion of the existing building. The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District. The Zoning Administrator will hold a simultaneous hearing to consider a request for an off-street parking variance.
Preliminary Recommendation: Approval with Conditions
- 14b. 2005.0955CV (A. HESIK: (415) 558-6602)
1684-1698 MARKET STREET - northeast corner at Gough Street, Lot 006 in Assessor's Block 0854 - **Off-street parking variance sought**. The proposal is to expand an existing full-service restaurant (dba "Espetus Churrascaria") from 1,949 gross square feet to 9,990 gross square feet. The existing restaurant is proposing to expand laterally into adjacent vacant commercial space that was previously occupied by an office use (dba "Rent Tech") and vertically into vacant commercial space in the second story and basement. There will be no physical expansion of the existing building. The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District. The parking requirement for the proposed project is 23 spaces, and the project is proposing zero spaces. The application for variance will be considered by the Zoning Administrator.

F. REGULAR CALENDAR

15. 2005.1036ET: (T. OJEDA: (415) 558-6251)
Consideration of an ordinance initiated by Supervisor Jake McGoldrick on October 11, 2005 which would amend Planning Code Sections 315.2 and 315.3 to expand application of the Inclusionary Affordable Housing Program from proposed residential projects of 10 or more units to proposed residential projects of five or more units and making environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. The City Planning Commission held an informational hearing on this matter on December 8, 2005.
Preliminary Staff Recommendation: After public testimony, staff will present its recommendation to the Commission.
16. 2005.1116ET (T. OJEDA: (415) 558-6251)
Consideration of an ordinance initiated by Supervisor Chris Daly on November 22, 2005 which would amend Planning Code Sections 315.1, 315.2, 315.4 and 315.5 to increase inclusionary affordable housing requirements for all proposed residential developments of 10 units or more; adjust the income calculation methods to reflect City and County of San Francisco median income calculations; and make environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. The City Planning Commission held an informational hearing on this matter on December 8, 2005. Preliminary Recommendation: Pending.
Preliminary Staff Recommendation: After public testimony, staff will present its recommendation to the Commission.

25. 2005.0578D (D. SIROIS: (415) 558-6313)
1401-1409 CASTRO STREET - east side between Jersey & 25th Street, Lot 025, in Assessor's Block 6538 - **Mandatory Discretionary Review**, under the Planning Commission's Policy on Dwelling Unit Mergers (and dwelling unit removal), of Building Permit Application No. 2005.05.02.1317, proposing to convert a cottage located at the rear of the property from residential use to commercial use. The subject property is located in the 24th Street, Noe Valley Neighborhood Commercial District in a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the residential conversion to commercial use.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

&

Calendar

Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 19, 2006
12:00 PM

DOCUMENTS DEPT.

JAN 13 2006

SAN FRANCISCO
PUBLIC LIBRARY

01-13-2006 03:00 PM

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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San Francisco Lobbyist Ordinance

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Accessible Meeting Policy

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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12:00 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. EXECUTIVE SESSION

[Closed Session - Existing Litigation, City as Respondent]

Motion that the Planning Commission assert the attorney-client privilege and convene in closed session with the City Attorney for the purpose of conferring with, or receiving advice from, the City Attorney regarding pending litigation in which, in sum, the applicant Van Ness Towers, LLC is suing the City in connection with conditions imposed in its conditional use permit for the property located at 724-730 Van Ness Avenue/650-660 Turk Street and the threat of continued litigation by the applicant stated in its letter to President Sue Lee of January 11, 2006.

Government Code Section 54956.9(a) and (b)(1) and San Francisco Administrative Code Section 67.10(d)(1) and (d)(2) permit this closed session. Discussion in open session concerning these matters would likely and unavoidably prejudice the position of the City in the pending litigation listed below.

Van Ness Towers, LLC et al. v. City and County of San Francisco, et al., San Francisco Superior Court No. 05-505611 (filed August 24, 2005)

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information which a majority deems to be in the public interest.

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 19, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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PUBLIC LIBRARY

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Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

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1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.1052D (R. CRAWFORD: (415) 558-6358)
1 PALO ALTO DRIVE (AKA 1 AVANZADA AKA 250 PALO ALTO) - Assessor's Block 2724 Lot 003 - **Mandatory Discretionary Review** of Building Permit Application No. 2005 0606 4223 for installation of an interior fire suppression system inside Comcast's existing equipment room within an existing building at the Suto Tower Broadcast facility. This project lies within the RH-1, Residential House, One Family District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions.
(Proposed for Continuance to March 2, 2006)
2. 2003.1108E (V. MASS: (415) 558-5955)
450 FREDERICK STREET - Lot 012 of Assessor's Block 1262, bounded by Stanyan, Beulah and Shrader Streets - **Appeal of Preliminary Mitigated Negative Declaration** for the proposed demolition of a single-family residence and construction of a three-unit residence. The existing building is a 1,755-gross-square-foot (gsf) one-story-over-garage, single-family home, constructed in approximately 1897. The proposed project would result in the construction of a 5,550-gsf, four-story, three-unit residential building. The approximately 1,240-gsf ground floor would be used as a garage for the proposed three off-street parking spaces. The remaining three floors would each contain one two-bedroom dwelling unit. The proposed project would rise 40 feet from street level to the top of the parapet. The site is zoned RH-3 (House, Three-Family) and is in a 40-X height and bulk district.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of December 15, 2005)
(Proposed for Continuance to January 26, 2006)
- 3a. 2003.1108DD (G. CABREROS: (415) 558-6169)
450 FREDERICK STREET - north side between Stanyan and Shrader Streets; Lot 012 in Assessor's Block 1262 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.01.13.3883 proposing to demolish an existing single-family dwelling in an RH-3 (Residential, House, One-Family) District and a 40-X Height and Bulk District. One additional request for Discretionary Review of the Demolition Permit Application has been filed by a member of the public.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Proposed for Continuance to January 26, 2006)
- 3b. 2004.0275DD (G. CABREROS: (415) 558-6169)
450 FREDERICK STREET - north side between Stanyan and Shrader Streets; Lot 012 in Assessor's Block 1262 - **Mandatory Discretionary Review**, under the Planning

Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.01.13.3877 proposing to construct a new four-story, three-unit dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. One additional request for Discretionary Review of the Building Permit Application has been filed by a member of the public.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Proposed for Continuance to January 26, 2006)

4. **ELECTION OF OFFICERS:** In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year
(Proposed for Continuance to January 26, 2006)

5. 2005.0565C (S.YOUNG: (415) 558-6346)
2110 CLEMENT STREET - north side between 22nd and 23rd Avenues; Lot 009 in Assessor's Block 1411 - **Request for Conditional Use authorization** under Sections 717.27, 186.1(b) and 303 of the Planning Code to legalize the extension of the hours of operation of an existing nonconforming full-service restaurant ("My Favorite Cafe") from 11 p.m. to 2 a.m. in the Outer Clement Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. No exterior modifications will be made to the existing building envelope.

Preliminary Recommendation: Disapproval

(Continued from Regular Meeting of January 5, 2006)

NOTE: On September 15, 2005, following public testimony, the Commission closed the public hearing and continued the matter to December 15, 2005, by a vote +4 -0, to allow the operator to comply with the existing conditions. Commissioners Hughes, W. Lee, Olague were absent.

OTE: On January 5, 2006, by a vote +4 -1, the Commission passed a motion of intent to approve for 9 months, at the end of which the project sponsor can apply for a new Conditional Use authorization for unlimited time. Commissioner Hughes voted no. Commissioners Bradford Bell and Olague were absent. Final Language January 19, 2006.

(Proposed for Continuance to January 26, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

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E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2004.0746C (B. FU: (415) 558-6613)
87 6TH STREET - northwest corner of Mission Street and 6th Street; Lot 025, Assessor's Block 3704 - **Request for Conditional Use authorization** under Planning Code Section 815.73 to install a wireless telecommunications facility consisting of six panel antennas and related equipment cabinets on the roof of an existing two-story, 26'-0" high commercial structure in Location Preference 4 (Preferred Location – Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of Cingular Wireless' telecommunications network within a RSD (Residential/Service Mixed Use District) Zoning District and a 160-F Height and Bulk District
Preliminary Recommendation: Approval with Conditions
- 10a. 2005.0880DVA (B. FU: (415) 558-6613)
24 HILL STREET - north side between Guerrero and Valencia Streets, Assessor's Block 3617, Lot 53 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of residential removal, of Building Permit Application No.2005.06.22.5805 to merge the existing two-unit, two-story building at the front into one dwelling unit
in a RH-3 (Residential, House – Three-Family) District with a 40-X Height and Bulk Designation and in the Liberty Hill Historic District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 10b. 2005.0880DVA (B. FU: (415) 558-6613)
24 HILL STREET - north side between Guerrero and Valencia Streets, Assessor's Block 3617, Lot 53 - **Request for a Variance (Screening of Parking Areas)** for the project proposing to merge the existing two-unit, two-story building at the front into one dwelling unit and to provide no screening for the new off-street parking space located at the new drive-way,
in a RH-3 (Residential, House-Three-Family) District with a 40-X Height and Bulk Designation and in the Liberty Hill Historic District.
11. 2005.0779C (E. OROPEZA: (415) 558.6381)
2871 24TH STREET - - between Florida and Bryant Street; Lot 031 in Assessor's Block 4268 - **Request for Conditional Use authorization** per Planning Code section 727.44 and 790.91, to establish a small self-service restaurant in the 24th Street-Mission Neighborhood Commercial-Zoning District, the Mission Alcoholic Special Sub-district, and a 40 foot Height and Bulk District. In this case, a small self-service restaurant (Planning Code Section 790.91) is limited to no more than 1,000 square feet in gross floor area, and requires Conditional Use Authorization.
Preliminary Recommendation: Approval with Conditions
12. 2005.0879C (C. JAROSLAWSKY: (415) 558-6348)
1155 TARAVAL STREET - south side of Taraval Street, between 21st and 22nd Avenues, Lot 035 in Assessor's Block 2404 - **Request for a Conditional Use authorization**, under Section 781.1, to establish a small, self-service restaurant on the ground floor of an

existing mixed-use building in an NC-2 (Small-Scale Neighborhood Commercial) District and Taraval Street Restaurant and Fast-Food Sub-district.

Preliminary Recommendation: Approval with Conditions

13. 2005.0771C (D. DIBARTOLO: (415) 558-6291)
990 COLUMBUS AVENUE (AKA 665 CHESTNUT STREET) - southeast corner at Chestnut Street; Lot 48 in Assessor's Block 65 - **Request for Conditional Use authorization** pursuant to Section 722.83 of the Planning Code to install and operate a wireless telecommunication facility for Nextel Communications consisting of three panel antennas on the roof and related equipment in the building's basement. Per the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines, the site is a Preferred Location, Preference 2, a co-location site. The site is within the North Beach Neighborhood Commercial (NCD) District and a 40-X Height and Bulk district.
 Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

14. 2005.0965C (M. WOODS: (415) 558-6315)
724-730 VAN NESS AVENUE - (east side between Turk and Eddy Streets) and 650 - 660 Turk Street (north side between Van Ness Avenue and Polk Street) - Lots 4 and 8 in Assessor's Block 742 - **Request for Conditional Use authorization** under Sections 303 and 352 of the Planning Code to modify a condition previously imposed in Motion No. 16443 for Case No. 2001.0535CV, which approved the demolition of the existing structures on the site and the construction of a 141-unit (subsequently changed to 130 units) residential project with ground floor retail spaces and a garage containing 51 (subsequently changed to 52 parking spaces) automobile parking spaces, 40 bicycle spaces and two service vehicle loading spaces, in an RC-4 District (Residential-Commercial Combined Districts, High Density) and the Van Ness Special Use District, and a 130-V Height and Bulk District. The proposal would modify Condition No. A(5) of the approval Motion to allow the project sponsor to designate 12 percent of the total number of units built as Below Market Rate (BMR) units, rather than a fixed number of 19 BMR units, and to offer those BMR units for sale or rental, rather than rental only.
 Preliminary Recommendation: Pending
 (Continued from Regular Meeting of December 15, 2006)
- 15a. 2005.0032DV (M. WOODS: (415) 558-6315)
1043-1045 FRANCISCO STREET - south side between Larkin and Polk Streets; Lot 020 in Assessor's Block 0477 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.10.6005S, proposing to construct a one-story horizontal addition over the existing one-story extension at the rear of a two-story over basement, two-family building, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised
 (Continued from Regular Meeting of December 15, 2005)
- 15b. 2005.0032DV (M. WOODS: (415) 558-6315)
1043-1045 FRANCISCO STREET - south side between Larkin and Polk Streets; Lot 020 in Assessor's Block 0477 - **Request for a Rear Yard Variance** to allow the construction of a one-story horizontal addition over the existing one-story extension at the rear of a two-story, two-family building. The last three feet of the addition extends into the required rear yard pursuant to Section 134 of the Planning Code. The project site is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of December 15, 2005)

16. 2004.0160U (J. RUBIN: (415) 558-6310, J. JARAMILLO: (415) 575-6818)
CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE INTERIM CONTROLS FOR AREAS OF THE EASTERN NEIGHBORHOODS AND CENTRAL WATERFRONT - Public hearing on a resolution proposing interim zoning controls that would establish Mixed-Use Residential, Employment and Business Development, and Urban Mixed-Use areas for sections of the Mission (generally bounded by Guerrero, Division, Potrero, and Cesar Chavez Streets), Showplace Square/Potrero Hill (generally bounded by 7th, Bryant, Potrero and 26th Streets, and I-280), East SoMa (generally bounded by Mission, 7th, Harrison, 4th and Townsend Streets, and the Embarcadero), and the Central Waterfront (generally bounded by Mariposa Street, I-280, Islais Creek, and the Bay). The Mixed-Use Residential area would support residential development; the Employment and Business Development area would support production, distribution and repair (PDR) activities, including digital-media; and the Urban Mixed-Use area would require limited amounts of PDR space associated with a wide array of other uses, including housing. The proposed interim controls would also establish overlay areas including, but not limited to: 1) a Design and Showroom district intended to support those activities in the Showplace Square area and 2) an Arts and Technology district intended to encourage activities interrelated with the California College of Arts and nearby development in Mission Bay. The interim zoning controls require the adoption of a resolution of intent to initiate that will enable the publication of a formal notice for a future public hearing on or after February 16th at which hearing the Planning Commission would consider the adoption of interim controls.
 Preliminary Recommendation: Approval of the Resolution of Intent

4:30 P.M.

17. 2005.0795C (S. MENDRIN: (415) 558-6625)
2015 GREENWICH STREET - south side between Buchanan and Webster Streets; Lot 001, in Assessor's Block 0517 - **Request for Conditional Use authorization** under Planning Code Sections 157, 204.5, 209.7 and 303 to legalize the operation of the existing motel parking lot (for the Motel Capri) as a public automobile parking lot (available to the public at times when such parking is not needed to serve the use for which it is primarily intended). The site is within a Residential Mixed, Moderate Density (RM-2) and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions
18. 2005.1049C (M. LI: (415) 558-6396)
1685 SACRAMENTO STREET (AKA 1552 POLK STREET) - southeast corner at Polk Street, Lot 017 in Assessor's Block 0644 - **Request for Conditional Use authorization** to establish a liquor store (dba "Nob Hill Liquors No. 2") of approximately 1,850 square feet. The subject commercial space was previously occupied by a retail gardening store. There will be no physical expansion of the existing building or commercial space. The project site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
 Preliminary Recommendation: Disapproval:
19. 2005.1087E (L. SCOTT: (415) 558-6317)
Consideration of an Ordinance introduced by Supervisor Peskin on November 8, 2005 which would amend Planning Code Section 610 to provide for neutral Administrative Law Judges to conduct reconsideration hearings concerning the Planning Director's assessment of administrative penalties for the unlawful operation of general advertising signs; to make additional procedural clarifications; to establish a fee for requesting a reconsideration hearing; and to make environmental findings and findings of

consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Staff Recommendation: Approval with further amendments

20. 2005.1034D (R. CRAWFORD: (415) 558-6358)
943 CHURCH STREET - east side between 21st and 22nd Streets. Assessor's Block 3619 Lot 043 - **Request for Discretionary Review** of Building Permit Application No. 2005.0614.5053 to add a second unit and to construct a two-story addition to the existing two-story, single-family dwelling in an RM-1 (Residential Mixed, Low Density) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and Modify the Project.
21. 2005.1029DD (E. TOPE: (415) 558-6316)
527 HICKORY STREET - south side between Buchanan and Webster Streets; Lot 015C in Assessor's Block 0829 - **Requests for Discretionary Review** of Building Permit Application No. 2005.07.28.8902, proposing to add a new roof top deck, which is accessed through a stair penthouse, to an existing single family dwelling in an RH-3 (Residential, House, Three-Family, Dwelling) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
22. 2005.1043DD (S. YOUNG: (415) 558-6346)
3025 - 3029 SACRAMENTO STREET - south side between Baker and Broderick Streets; Lot 029B in Assessor's Block 1024 - **Requests for Discretionary Review** of Building Permit Application No. 2005.06.26.6107, proposing to construct a three-story horizontal extension at the rear of an existing two-story over garage, three-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 23a. 2005.0620D (G. CABREROS: (415) 558-6169)
2929 STEINER STREET - west side between Union and Green Streets; Lot 004 in Assessor's Block 0538 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.04.22.0687, proposing to demolish an existing single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of December 15, 2005)
- 23b. 2005.1112D (G. CABREROS: (415) 558-6169)
2929 STEINER STREET - west side between Union and Green Streets; Lot 004 in Assessor's Block 0538 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.08.18.0678, proposing installation of a landscaped garden / open space in lieu of a residential replacement building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
(Continued from Regular Meeting of December 15, 2005)

- 24a. 2004.1160D (G. CABREROS: (415) 558-6169)
2426 GREENWICH STREET - north side between Scott and Pierce Streets; Lot 008 in Assessor's Block 0512 - **Request for Discretionary Review** of Demolition Permit Application No. 2005.03.10.7193 proposing to demolish a two-story, single-family-residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve.
(Continued from Regular Meeting of January 12, 2006)
- 24b. 2005.0922D (G. CABREROS: (415) 558-6169)
2426 GREENWICH STREET - north side between Scott and Pierce Streets; Lot 008 in Assessor's Block 0512 - **Request for Discretionary Review** of Building Permit Application No. 2005.03.10.7197 proposing to construct a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve.
(Continued from Regular Meeting of January 12, 2006)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 26, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JAN 20 2006

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01-20-06P01:18 KCVL

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 400, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.0541XCV (A. LIGHT: (415) 558-6254)
49 KEARNY STREET - west side between Geary and Post Streets, Lot 2, in Assessor's Block 310 - **Request for a Determination of Compliance** under Section 309 of the Planning Code to permit conversion of an existing office building to approximately 7 residential dwelling units, with an exception to the Planning Code rear yard requirement, for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. . The proposal is to convert the existing office use on the top seven floors of the subject building to approximately 7 dwelling units (one per floor at approximately 1,200 square feet), retaining the existing ground floor retail use. Some common residential open space is proposed the rooftop of the subject building, but less (perhaps none) would be provided than the minimum required by the Planning Code due to roof size and depending on new fire code restrictions. No parking would be provided in order to preserve the building's historic façade, to avoid creating automobile/pedestrian conflicts, and also due to the subject lot's narrow width of 20 feet.
(Continued from Regular Meeting of January 12, 2006)
(Proposed for Continuance to February 16, 2006)
- 1b. 2005.0541XCV (A. LIGHT: (415) 558-6254)
49 KEARNY STREET - west side between Geary and Post Streets, Lot 2, in Assessor's Block 310 - **Request for a Conditional Use authorization** to exceed the principally permitted dwelling unit density, for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. See Item "a" above for a project description.
(Continued from Regular Meeting of January 12, 2006)
(Proposed for Continuance to February 16, 2006)
- 1c. 2005.0541XCV (A. LIGHT: (415) 558-6254)
49 KEARNY STREET - west side between Geary and Post Streets, Lot 2, in Assessor's Block 310 - **Request for the granting by the Zoning Administrator of residential open space and parking variances**; for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. See Item "a" above for a project description.
(Continued from Regular Meeting of January 12, 2006)
(Proposed for Continuance to February 16, 2006)
2. 2005.1042D (R. CRAWFORD: (415) 558-6358)
69 GARCIA AVENUE - northeast side between Idora Avenue and Edgehill Way Assessor's Block 2936A Lot 001D - **Request for Discretionary Review** of Building Permit Application No. 2005 0714 7578 to construct a new single family dwelling, 4 stories over a garage in the front and 2 stories in the rear, on a steeply sloping vacant lot

in an RH-1(D) (Residential House, One Family Detached) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.

(Proposed for Continuance to April 6, 2006)

3. 2004.0646E (R. DEAN: (415) 558-5980)
263-265 DOLORES STREET - Appeal of Preliminary Mitigated Negative Declaration
- construction of three-unit residential building. The proposed project is the construction of a new four-story, three-unit residential building to the rear of an existing three-story, three-unit residential building. The project would result in a total of six off-street parking spaces provided at ground level in the new building. The proposed project includes demolition of an existing carport/storage structure. The proposed project site is located on the eastside of Dolores Street between 15th and 16th Streets, Assessor's Block 3556, Lot 30. The project site is located in the RM-1 (Residential, Mixed, Low Density) District and within the 40-x Height and Bulk District.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Continued from Regular Meeting of December 8, 2005)
APPEAL OF PRELIMINARY MITIGATED NEGATIVE DECLARATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions
5. **ELECTION OF OFFICERS:** In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. (S. DENNIS: (415) 558-6814)
HOUSING PRESENTATION - Presentation by the Mayors Office of Housing and the Planning Department at the request of the Planning Commission. The presentation will explain the City's existing housing policies as expressed in the General Plan, the Planning Code, and other City ordinances. It will also provide a status report on the City's various housing programs, including its current inclusionary housing ordinance. This item is informational only; no action is required.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 2005.0565C (S.YOUNG: (415) 558-6346)
2110 CLEMENT STREET - north side between 22nd and 23rd Avenues; Lot 009 in Assessor's Block 1411 - **Request for Conditional Use authorization** under Sections 717.27, 186.1(b) and 303 of the Planning Code to legalize the extension of the hours of operation of an existing nonconforming full-service restaurant ("My Favorite Cafe") from 11 p.m. to 2 a.m. in the Outer Clement Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. No exterior modifications will be made to the existing building envelope.

Preliminary Recommendation: Disapproval

(Continued from Regular Meeting of January 19, 2006)

NOTE: On September 15, 2005, following public testimony, the Commission closed the public hearing and continued the matter to December 15, 2005, by a vote +4 -0, to allow the operator to comply with the existing conditions. Commissioners Hughes, W. Lee, Olague were absent.

NOTE: On January 5, 2006, by a vote +4 -1, the Commission passed a motion of intent to approve for 9 months, at the end of which the project sponsor can apply for a new Conditional Use authorization for unlimited time. Commissioner Hughes voted no. Commissioners Bradford Bell and Olague were absent. Final Language on January 19, 2006.

10. 2005.0965C (M. WOODS: (415) 558-6315)
724-730 VAN NESS AVENUE - (east side between Turk and Eddy Streets) and 650 - 660 Turk Street (north side between Van Ness Avenue and Polk Street) - Lots 4 and 8 in Assessor's Block 742 - **Request for Conditional Use authorization** under Sections 303 and 352 of the Planning Code to modify a condition previously imposed in Motion No. 16443 for Case No. 2001.0535CV, which approved the demolition of the existing structures on the site and the construction of a 141-unit (subsequently changed to 130 units) residential project with ground floor retail spaces and a garage containing 51 (subsequently changed to 52 parking spaces) automobile parking spaces, 40 bicycle spaces and two service vehicle loading spaces, in an RC-4 District (Residential-Commercial Combined Districts, High Density) and the Van Ness Special Use District, and a 130-V Height and Bulk District. The proposal would modify Condition No. A(5) of the approval Motion to allow the project sponsor to designate 12 percent of the total number of units built as Below Market Rate (BMR) units, rather than a fixed number of 19 BMR units, and to offer those BMR units for sale or rental, rather than rental only.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of January 19, 2006)

NOTE: On January 19, 2006, following public testimony, the Commission passed a motion of intent to approve by a vote +5 -0. Commissioners Alexander and Bradford-Bell were absent. Final Language on January 26, 2006

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There

will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2005.1020D (C. JAROSLAWSKY (415) 558-6348)
4222 22ND STREET - north side between Worth and Douglass Streets; Lot 014 in Assessor's Block 2766 - **Staff Initiated Discretionary Review** of Building Permit Application No. 2005.05.20.30.10, to convert a two-family structure into a single-family dwelling; minor modifications to the existing three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

H. REGULAR CALENDAR

12. 2003.1108E (V. MASS: (415) 558-5955)
450 FREDERICK STREET - lot 012 of Assessor's Block 1262, bounded by Stanyan, Beulah and Shrader Streets - **Appeal of Preliminary Mitigated Negative Declaration** for the proposed demolition of a single-family residence and construction of a three-unit residence. The existing building is a 1,755-gross-square-foot (gsf) one-story-over-garage, single-family home, constructed in approximately 1897. The proposed project would result in the construction of a 5,550-gsf, four-story, three-unit residential building. The approximately 1,240-gsf ground floor would be used as a garage for the proposed three off-street parking spaces. The remaining three floors would each contain one two-bedroom dwelling unit. The proposed project would rise 40 feet from street level to the top of the parapet. The site is zoned RH-3 (House, Three-Family) and is in a 40-X height and bulk district.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of January 19, 2006)
- 13a. 2003.1108DD (G. CABREROS: (415) 558-6169)
450 FREDERICK STREET - north side between Stanyan and Shrader Streets; Lot 012 in Assessor's Block 1262 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.01.13.3883 proposing to demolish an existing single-family dwelling in an RH-3 (Residential, House, One-Family) District and a 40-X Height and Bulk District. One additional request for Discretionary Review of the Demolition Permit Application has been filed by a member of the public.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of January 19, 2006)
- 13b. 2004.0275DD (G. CABREROS: (415) 558-6169)
450 FREDERICK STREET - north side between Stanyan and Shrader Streets; Lot 012 in Assessor's Block 1262 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2004.01.13.3877 proposing to construct a new four-story, three-unit dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. One additional request for Discretionary Review of the Building Permit Application has been filed by a member of the public.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of January 19, 2006)

14. 2004.0400D (G. CABREROS: (415) 558-6169)
730 GREAT HIGHWAY - east side between Balboa and Cabrillo Streets; Lot 003 in Assessor's Block 1595 - **Request for Discretionary Review** of Building Permit Application Nos. 2003.05.29.5813 and 2005.10.18.5856 proposing to construct two three-story, two-unit buildings (four units total) on the vacant subject lot in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. The subject lot is bounded on three sides by the Ocean Parc Village Planned Unit Development.
Preliminary Recommendation: Do not take Discretionary Review and Approve
(Continued from Regular Meeting of January 12, 2006)
15. 2004.1160D (G. CABREROS: (415) 558-6169)
2426 GREENWICH STREET - north side between Scott and Pierce Streets; Lot 008 in Assessor's Block 0512 - **Request for Discretionary Review** of Demolition Permit Application No. 2005.03.10.7193 proposing to demolish a two-story, single-family-residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve.
(Continued from Regular Meeting of January 19, 2006)
- 15b. 2005.0922D (G. CABREROS: (415) 558-6169)
2426 GREENWICH STREET - north side between Scott and Pierce Streets; Lot 008 in Assessor's Block 0512 - **Request for Discretionary Review** of Building Permit Application No. 2005.03.10.7197 proposing to construct a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve.
(Continued from Regular Meeting of January 19, 2006)
- 16a. 2005.0620D (G. CABREROS: (415) 558-6169)
2929 STEINER STREET - west side between Union and Green Streets; Lot 004 in Assessor's Block 0538 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.04.22.0687, proposing to demolish an existing single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of January 19, 2005)
- 16b. 2005.1112D (G. CABREROS: (415) 558-6169)
2929 STEINER STREET - west side between Union and Green Streets; Lot 004 in Assessor's Block 0538 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.08.18.0678, proposing installation of a landscaped garden / open space in lieu of a residential replacement building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
(Continued from Regular Meeting of January 19, 2005)

17. 2005.0726D (D. SIROIS: (415) 558-6313)
231 SURREY STREET - south side of Surrey Street, between Lippard and Chenery, Lot 059, Assessor's Block 6732 - **Request for Discretionary Review** of Building Permit Application No. 2005.04.26.0891 to construct a three-story horizontal addition to the rear of the existing single-family dwelling for which the sponsor wishes to use the alley at the rear during construction. The project site is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review and approve permit application as submitted
18. REVIEW AND COMMENT (T. TAM: (415) 558-6325)
72 TOWNSEND STREET - northwest corner of the intersection of Townsend and Collin P. Kelly Jr. Streets, Lot 3 In Assessor's Block 3789. **The proposal is to construct a six-story vertical addition on the existing single-story warehouse in order to create 74 condominium dwelling units.** The property is located within the Rincon Point- South Beach Redevelopment Area and the South End Historic District. Pursuant to the Owner Participation Agreement (OPA) with the San Francisco Redevelopment Agency, the Landmarks Preservation Advisory Board (Landmarks Board), and the Planning Commission must review and comment on the proposed project prior to Redevelopment's acceptance of the OPA.
19. (C. NIKITAS (415) 558-6306)
UPDATE ON THE REVIEW OF RESIDENTIAL DEMOLITIONS - **Informational presentation** regarding proposed changes to criteria for the review of applications to demolish dwelling units, including future initiation of Planning Code amendments to require Discretionary Review for those demolitions not presently subject to Conditional Use authorization.
Preliminary Recommendation: Discussion only - No action to be taken at this hearing
(Continued from Regular Meeting of January 5, 2006)
20. POLICY UPDATE (J. IONIN: (415) 558-6309)
DWELLING UNIT MERGERS - **Mandatory Discretionary Review Policy for Dwelling Unit Mergers.** The update includes modified criteria and administrative relief for certain types of mergers.
Preliminary Recommendation: Approval.
(Continued from Regular Meeting of January 12, 2006)
NOTE: On November 10, 2005, following public testimony, the Commission closed public hearing and continued the matter to January 12, 2006, by a vote +5 -0, Commissioner Hughes and Lee were absent. Public hearing remains open to address any new information presented.

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, February 2, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JAN 27 2006

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01-27-06P01.43 -L.V.

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Conditional Use authorization** under Planning Code Sections 303 and 215(a) to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
Preliminary Recommendation: Approve the Conditional Use with modifications and conditions.
(Continued from Regular Meeting of January 12, 2005)
(Proposed for Continuance to February 9, 2006)
- 1b. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Planning Code Section 305 to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
(Continued from Regular Meeting of January 12, 2005)
(Proposed for Continuance to February 9, 2006)
- 1c. 2005.0481DV (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Staff-initiated Discretionary Review** under Planning Code Section 311, of a building permit to convert approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space, subject to variance. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the building permit.
(Continued from Regular Meeting of January 12, 2005)
(Proposed for Continuance to February 9, 2006)
- 1d. 2005.0481DV (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Section 305 to allow conversion of approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space.

The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of January 12, 2005)

(Proposed for Continuance to February 9, 2006)

- 2a. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Conditional Use authorization** under Planning Code Sections 161(j), 303, and 712.70 to allow a reduction in the off-street parking requirement for dwelling units within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 65-B Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16727. The project also includes a Variance request for the off-street parking requirement for the proposed office and retail uses.
Preliminary Recommendation: Approval with Conditions.
(Proposed for Continuance to February 16, 2006)
- 2b. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Off-Street Parking Variance** under Planning Code Section 151 to require off-street parking be provided in the minimum quantities specified per each principal use of a building over 5,000 square feet of gross floor area. A total of 13 independently accessible off-street parking spaces are required as a result of the proposed new uses on the first and second floors and none are provided.
(Proposed for Continuance to February 16, 2006)
3. 2005.1088EZ (D. SIDER: (415) 558-6697)
[BOARD FILE NO. 051819 - LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL REZONING] - **Ordinance introduced by Supervisor Mirkarimi amending the Zoning Map to change use classifications** as follows: within Assessor's Block No. 0847, Lot Numbers 008, 009, 044 and 045 (formerly Lot Number 10), 011, 012, 013, 54 and 55 (formerly Lot Number 14), 015, and 016 from a zoning designation of RH-3 (Residential, House Districts, Three-Family) to NC-2 (Small Scale Neighborhood Commercial District) and Lot Numbers 017, 018, 019, 020, and 021 from a zoning designation of NC-1 (Neighborhood Commercial Cluster District) to NC-2 (Small Scale Neighborhood Commercial District); and within Assessor's Block No. 0861, Lot Numbers 031, 032, 033, and 034 from a zoning designation of RH-3 (Residential, House Districts, Three-Family) to NC-2 (Small Scale Neighborhood Commercial District) and Lot Numbers 022, 023, 025, 026, 027, 028, and 046 through 065 (formerly Lot Number 29) from a zoning designation of NC-1 (Neighborhood Commercial Cluster District) to NC-2 (Small Scale Neighborhood Commercial District). The subject properties are on both sides of Haight Street between Steiner and Pierce Streets. The proposal would reclassify parcels currently designated as either RH-3 or NC-1 to NC-2.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

7. 2005.0578D (D. SIROIS: (415) 558-6313)
1401-1409 CASTRO STREET - east side between Jersey & 25th Street, Lot 025, in Assessor's Block 6538 - **Mandatory Discretionary Review**, under the Planning Commission's Policy on Dwelling Unit Mergers (and dwelling unit removal), of Building Permit Application No. 2005.05.02.1317, proposing to convert a cottage located at the rear of the property from residential use to commercial use. The subject property is located in the 24th Street, Noe Valley Neighborhood Commercial District in a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the residential conversion to commercial use.
(Continued from Regular Meeting of January 12, 2006)
NOTE: On January 12, 2006, following public testimony and Commission deliberation, the Commission closed the public hearing and continued this matter to February 2, 2006 by a vote +4 -0. Commissioners Bradford-Bell, William Lee were absent. Commissioner Olague was excused.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8. 2005.1086ET (D. SIDER: (415) 558-6697)
[BOARD FILE NO. 051841 – BAR USES IN CERTAIN HAIGHT STREET MOVIE THEATRES] - Ordinance introduced by Supervisor Mirkarimi amending Planning Code Section 781.9 to allow a bar use in a movie theater under specified circumstances in the Haight Street Alcohol Restricted Use Subdistrict. The Ordinance would allow beer and wine to be sold at certain single-screen movie theatres to ticket holders during performances.
Preliminary Recommendation: Approval

H. REGULAR CALENDAR

9. (A. JOHN-BAPTISTE: (415) 558-6547)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2006-2007 - Consideration of the Planning Department's Proposed Work Program and Budget for Fiscal Year 2006-2007.
10. 2006.0074M (J. LAU: (415) 558-6383)
SOUTH BAYSHORE AREA PLAN - Initiation of a General Plan Amendments - The South Bayshore Plan covers the area generally bounded by Cesar Chavez Street, Highway 101, the San Francisco/San Mateo County line, Hunters Point Shipyard, and the San Francisco Bay. The Commission will consider a Resolution of Intent to Initiate Amendments to the General Plan that include text and map revisions to the South Bayshore Area Plan.
Preliminary Recommendation: Adopt the Resolution of Intent to Initiate Amendments to the General Plan.
11. 2005.1087ET (L. SCOTT: (415) 558-6317)
[BOARD FILE NO. 051844 - AMENDMENTS TO PLANNING CODE SECTION 610] - Ordinance introduced by Supervisor Peskin on November 8, 2005 which would amend Planning Code Section 610 to provide for neutral Administrative Law Judges to conduct reconsideration hearings concerning the Planning Director's assessment of administrative penalties for the unlawful operation of general advertising signs; to make additional procedural clarifications; to establish a fee for requesting a reconsideration hearing; and to make environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Staff Recommendation: Approval with further amendments
(Continued from Regular Meeting of January 19, 2006)
- 12a. 2005.0032DV (M. WOODS: (415) 558-6315)
1043-1045 FRANCISCO STREET - south side between Larkin and Polk Streets; Lot 020 in Assessor's Block 0477 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.10.6005S, proposing to construct a one-story horizontal addition over the existing one-story extension at the rear of a two-story over basement, two-family building, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised
(Continued from Regular Meeting of January 19, 2005)
- 12b. 2005.0032DV (M. WOODS: (415) 558-6315)
1043-1045 FRANCISCO STREET - south side between Larkin and Polk Streets; Lot 020 in Assessor's Block 0477 - **Request for a Rear Yard Variance** to allow the construction of a one-story horizontal addition over the existing one-story extension at the rear of a two-story, two-family building. The last three feet of the addition extends into the required rear yard pursuant to Section 134 of the Planning Code. The project site is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 19, 2005)
13. 2005.1043DD (S. YOUNG: (415) 558-6346)
3025 - 3029 SACRAMENTO STREET - south side between Baker and Broderick Streets; Lot 029B in Assessor's Block 1024 - **Requests for Discretionary Review** of Building Permit Application No. 2005.06.26.6107, proposing to construct a three-story horizontal

extension at the rear of an existing two-story over garage, three-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of January 19, 2006)

4:30 P.M. - SPECIAL ORDER

NOTE: It is anticipated that items 1 through 13 will be completed by 4:30 p.m. If they are not, at approximately 4:30 p.m. the Commission will interrupt the matter before them at that time and take up the Special Order matter listed below. At the conclusion of the Special Order matter, the commission will resume hearing the matter that was interrupted at 4:30 p.m. and continue through the adjournment of their agenda.

14. (A.GHOSH: (415) 558-6282)

AIA Presentation -- An informational presentation of design principals in San Francisco.

I. PUBLIC COMMENT

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTE: Following this hearing on 2/2/06, The Planning Commission plans to convene to socialize at 7:00 p.m. at the R & G Lounge, 631 Kearny St., San Francisco.



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, February 9, 2006

1:30 PM

Regular Meeting

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Ionini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0709C (J. IONIN: (415) 558-6309)
883-899 VALENCIA STREET - Assessor's Block 3596, Lot 113 -**Request under Planning Code Section 726.56 for temporary parking on an open lot.** The Proposal is to continue operating a parking lot on a vacated gas station. The lot would provide 22 total parking spaces (one handicap space, two standard spaces approximately 8'x20' each, and 19 compact spaces approximately 8'x16' each). This open air parking lot is projected to exist only as long as it takes for the owner to gain approval of demolition and new construction permits (subject to a separate conditional use authorization, Case No. 2004.0891C) to develop a mixed-use structure with commercial on the ground floor and residential above. The project lies within the Valencia Street Neighborhood Commercial District, the Mission Alcoholic Beverage Special Use Subdistrict, and within the 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
NOTE: This item was incorrectly noticed for hearing on February 9, 2006. An accurate notice for hearing on February 16, 2006 has been advertised, posted, & mailed. The item appears on this calendar as a further effort to inform the public that the public hearing is scheduled for February 16, 2006.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Commission Comments/Questions

C. DIRECTOR'S REPORT

3. Director's Announcements
4. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
5. (D. ALUMBAUGH: (415) 558-6601)
REPORT FROM THE BACKSTREETS BUSINESS ADVISORY BOARD - **An informational presentation on the activities, goals, and objectives of the Backstreets Business Advisory Board**, an advisory board created by the Board of Supervisors.
Preliminary Recommendation: Informational Only

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

6. 2005.1043DD (S. YOUNG: (415) 558-6346)
3025 - 3029 SACRAMENTO STREET - south side between Baker and Broderick Streets; Lot 029B in Assessor's Block 1024 - **Requests for Discretionary Review** of Building Permit Application No. 2005.06.26.6107, proposing to construct a three-story horizontal extension at the rear of an existing two-story over garage, three-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of February 2, 2006)

NOTE: On February 2, 2006, following public testimony, the Commission closed the public hearing and entertained a motion to not take Discretionary Review and approve the project as submitted. The motion failed on a tie vote of +3 -3. Commissioners Bell, Olague & S Lee voted no and Commissioner W Lee was absent. The item was then continued to February 9, 2006 by a +5 -1 vote, with Commissioner Antonini voting against and Commissioner W. Lee absent.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. 2005.0982D (M. GLUECKERT: (415) 558-6543)
244 TOWNSEND STREET - northwest corner of Lusk and Townsend Streets, Assessor's Block 3787, Lot 018 - **Mandatory Discretionary Review** for a proposed full-service restaurant and bar (DBA "Jackrabbit Moon"), which would sell alcoholic beverages for consumption on-site. No physical expansion or increase in exterior dimensions of the existing building is proposed. Planning Commission Resolution Number 14844 requires a Discretionary Review hearing for all projects involving a new or relocated liquor license or bar within the Ballpark Vicinity Special Use District (BVSUD). The property is located in an SLI (Service / Light Industrial) District, the South End Historic District, and a 65-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

8. 2005.0976C (M. LI: (415) 558-6396)
2222 POLK STREET - east side between Green and Vallejo Streets, Lot 015 in Assessor's Block 0549 - **Request for Conditional Use authorization** to modify the previously-approved conditional use (Case No. 2001.1114C and Motion No. 16331). The current application is requesting that the existing liquor store (dba "Polk & Green Produce Market") be allowed to change its Type 20 ABC license (off-sale beer and wine) to a Type 21 ABC license (off-sale general). There will be no physical expansion of the existing

building or commercial space. The project site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

H. REGULAR CALENDAR

9. 2005.1049C (M. LI: (415) 558-6396)
1685 SACRAMENTO STREET (AKA 1552 POLK STREET) - southeast corner at Polk Street, Lot 017 in Assessor's Block 0644 - **Request for Conditional Use authorization** to establish a liquor store (dba "Nob Hill Liquors No. 2") of approximately 1,850 square feet. The subject commercial space was previously occupied by a retail gardening store. There will be no physical expansion of the existing building or commercial space. The project site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Disapproval:
(Continued from Regular Meeting of January 19, 2006)
10. 2005.0686C (D. DIBARTOLO: (415) 558-6291)
631 O'FARRELL STREET - south side between Hyde and Leavenworth Streets, Lot 001 through 198 in Assessor's Block 0322A - **Request for Conditional Use authorization** pursuant to Section 209.6(b) of the Planning Code to install and operate a wireless telecommunication facility for T-Mobile within the RC-4 (North of Market Residential Special Use District) and an 80-T Height and Bulk district, upon the roof of the approximately 211 foot high structure that contains 184 condominium dwelling units over ground story commercial space. As per the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 2, as it is the site of previously approved antenna installations.
11. 2005.1034D (R. CRAWFORD: (415) 558-6358)
943 CHURCH STREET - east side between 21st and 22nd Streets. Assessor's Block 3619 Lot 043 - **Request for Discretionary Review** of Building Permit Application No. 2005 0614 5053 to add a second unit and to construct a two-story addition to the existing two-story, single-family dwelling in an RM-1 (Residential Mixed, Low Density) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and Modify the Project.
(Continued from Regular Meeting of January 19, 2006)
- 12a. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Conditional Use authorization** under Planning Code Sections 303 and 215(a) to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
Preliminary Recommendation: Approve the Conditional Use with modifications and conditions.
(Continued from Regular Meeting of February 2, 2005)
- 12b. 2005.0480CV (J. PURVIS: (415) 558-6354)
2814-2824 JENNINGS STREET - west side at Egbert Avenue, Lot 001 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Planning Code Section 305 to allow conversion of approximately 4,000 gross square feet of commercial space into five dwelling units without access to parking or

open space. The site is within an M-1 (Light Industrial) Use District, a 40-X Height and Bulk District, the Restricted Light Industrial Special Use District, and an Industrial Protection Zone pursuant to Planning Commission Resolution No. 16202.
(Continued from Regular Meeting of February 2, 2005)

- 12c. 2005.0481DV (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Staff-initiated Discretionary Review** under Planning Code Section 311, of a building permit to convert approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space, subject to variance. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the building permit.
(Continued from Regular Meeting of February 2, 2005)
- 12d. 2005.0481DV (J. PURVIS: (415) 558-6354)
2826-2838 JENNINGS STREET - west side at Fitzgerald Avenue, Lot 002 in Assessor's Block 4912 - **Request for Off-street Parking, Open Space and Rear Yard Variances** under Section 305 to allow conversion of approximately 1,200 gross square feet of commercial space to three new dwellings units without access to parking or open space. The site is within an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of February 2, 2005)
- 13a. 2005.0713D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin Streets; Lot 006 in Assessor's Block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.03.11.7350 to demolish an existing single-family dwelling (the project also proposes the construction of a new single-family dwelling) in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take DR and approve project as proposed.
- 13b. 2005.1070D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin Streets; Lot 006 in Assessor's Block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, of Building Permit Application No. 2005.03.11.7348 for the new construction of a single-family dwelling in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take DR and approve project as proposed.
14. 2005.1116ET (T. OJEDA: (415) 558-6251)
Consideration of an ordinance initiated by Supervisor Chris Daly on November 22, 2005 which would amend Planning Code Sections 315.1, 315.2, 315.4 and 315.5 to increase inclusionary affordable housing requirements for all proposed residential developments of 10 units or more; adjust the income calculation methods to reflect City and County of San Francisco median income calculations; and make environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. The City Planning Commission held an informational hearing on this matter on December 8, 2005. In response to Planning Commission request on January 12, 2006, Supervisor Maxwell's proposed revisions to the inclusionary affordable housing program will also be discussed as these relate to

Supervisor Daly's ordinance. No action will be taken on Supervisor Maxwell's proposed amendments. The Commission may also consider potential suggested amendments set forth in a letter to the Commission President dated January 12, 2006 sent by Supervisor Sophie Maxwell.

Preliminary Staff Recommendation: Request Board of Supervisors to defer action pending completion of the Housing Study.

(Continued from Regular Meeting of January 12, 2006)

15. 2006.0070T (C. NIKITAS (415) 558-6306)
UPDATE ON THE REVIEW OF RESIDENTIAL DEMOLITIONS - Informational presentation regarding proposed changes to criteria for the review of applications to demolish dwelling units, including future initiation of Planning Code amendments to require Discretionary Review for those demolitions not presently subject to Conditional Use authorization.

Preliminary Recommendation: Discussion only - No action to be taken at this hearing

(Continued from Regular Meeting of January 26, 2006)

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, February 16, 2006

1:30 PM

Regular Meeting

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Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
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ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Conditional Use authorization** under Planning Code Sections 161(j), 303, and 712.70 to allow a reduction in the off-street parking requirement for dwelling units within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 65-B Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16727. The project also includes a Variance request for the off-street parking requirement for the proposed office and retail uses.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of February 2, 2006)
(Proposed for Continuance to March 16, 2006)
- 1b. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Off-Street Parking Variance** under Planning Code Section 151 to require off-street parking be provided in the minimum quantities specified per each principal use of a building over 5,000 square feet of gross floor area. A total of 13 independently accessible off-street parking spaces are required as a result of the proposed new uses on the first and second floors and none are provided.
(Continued from Regular Meeting of February 2, 2006)
(Proposed for Continuance to March 16, 2006)
- 2a. 2005.0541XCV (A. LIGHT: (415) 558-6254)
49 KEARNY STREET - west side between Geary and Post Streets, Lot 2, in Assessor's Block 310 - **Request for a Determination of Compliance** under Section 309 of the Planning Code to permit conversion of an existing office building to approximately 7 residential dwelling units, with an exception to the Planning Code rear yard requirement, for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The proposal is to convert the existing office use on the top seven floors of the subject building to approximately 7 dwelling units (one per floor at approximately 1,200 square feet), retaining the existing ground floor retail use. Some common residential open space is proposed for the rooftop of the subject building, but less (perhaps none) would be provided than the minimum required by the Planning Code due to roof size and depending on new fire code restrictions. No parking would be provided in order to preserve the building's historic façade, to avoid creating automobile/pedestrian conflicts, and also due to the subject lot's narrow width of 20 feet.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 26, 2006)
(Proposed for Continuance to March 16, 2006)

- 2b. 2005.0541XCV (A. LIGHT: (415) 558-6254)
49 KEARNY STREET - west side between Geary and Post Streets, Lot 2, in Assessor's Block 310 - **Request for a Conditional Use authorization** to exceed the principally permitted dwelling unit density, for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. See Item "a" above for a project description.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 26, 2006)
(Proposed for Continuance to March 16, 2006)
- 2c. 2005.0541XCV (A. LIGHT: (415) 558-6254)
49 KEARNY STREET - west side between Geary and Post Streets, Lot 2, in Assessor's Block 310 - **Request for the granting by the Zoning Administrator of residential open space and parking variances**; for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. See Item "a" above for a project description.
(Continued from Regular Meeting of January 26, 2006)
(Proposed for Continuance to March 16, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. 2005.0709C (J. IONIN: (415) 558-6309)
883-899 VALENCIA STREET - Assessor's Block 3596, Lot 113 - **Request under Planning Code Section 726.56 for temporary parking on an open lot.** The Proposal is to continue operating a parking lot on a vacated gas station. The lot would provide 22 total parking spaces (one handicap space, two standard spaces approximately 8'x20' each, and 19 compact spaces approximately 8'x16' each). This open air parking lot is projected to exist only as long as it takes for the owner to gain approval of demolition and new construction permits (subject to a separate conditional use authorization, Case No. 2004.0891C) to develop a mixed-use structure with commercial on the ground floor and

residential above. The project lies within the Valencia Street Neighborhood Commercial District, the Mission Alcoholic Beverage Special Use Sub-district, and within the 50-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 7a. 2005.0290D (G. CABREROS: (415) 558-6169)
350 - 32ND AVENUE - east side between California and Clement Streets; Lot 032 in Assessor's Block 1402 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.03.22.8063 proposing to demolish an existing single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 7b. 2005.0567D (G. CABREROS: (415) 558-6169)
350 - 32ND AVENUE - east side between California and Clement Streets; Lot 032 in Assessor's Block 1402 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.03.22.8059 proposing to construct a new three-story, two-unit dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 8a. 2005.0738D (S. VELLVE: (415) 558-6263)
131 RIVOLI STREET - south side between Cole and Shrader Streets; Lot 029 in Assessor's Block 1287 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.08.05.9554 proposing to demolish an existing single-family dwelling in an RH-2 (House, Two-Family) Zoning District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 8b. 2005.0994D (S. VELLVE: (415) 558-6263)
131 RIVOLI STREET - south side between Cole and Shrader Streets; Lot 029 in Assessor's Block 1287 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.08.05.9555 proposing to construct a new three-story over garage, one-family dwelling in an RH-2 (House, Two-Family) Zoning District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project

F. REGULAR CALENDAR

9. (A. JOHN-BAPTISTE: (415) 558-6547)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2006-2007 - **Consideration of and action on the Planning Department's Proposed Work Program and Budget for Fiscal Year 2006-2007.**
 Preliminary Recommendation: Approval
10. 2005.1052D (R. CRAWFORD: (415) 558-6358)
1 PALO ALTO DRIVE (AKA 1 AVANZADA AKA 250 PALO ALTO) - Assessor's Block 2724 Lot 003 - **Mandatory Discretionary Review** of Building Permit Application No. 2005.606.4223 for installation of an interior fire suppression system inside Comcast's existing equipment room within an existing building at the Sutro Tower Broadcast facility.

This project lies within the RH-1, Residential House, One Family District and within a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions.
(Continued from Regular Meeting of January 19, 2006)

11. 2005.0722D (I. WILSON: (415) 558-6163)
2600 CHESTNUT STREET - northwest corner of Chestnut Street and Richardson Avenue; Lot 005A in Assessor's Block 0932 - **Request for Discretionary Review** of Building Permit Application No. 2004.10.26.7675, proposing to build a three-story horizontal addition to the east of the three-story single-family house, and a two-story addition over the existing one-story garage, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of January 12, 2005)
- 12a. 2005.1180D (T. TAM: (415) 558-6325)
4121 & 4123 CESAR CHAVEZ - south side between Noe and Castro Streets, Lot 52 in Assessor's Block 6581 - **Mandatory Discretionary Review** under the Planning Commission policy (Resolution No. 16700) requiring review of all residential demolition, of Demolition Permit Application No. 2005.12.22.0885, proposing to demolish an existing two-story-over-garage, two-unit residential structure in an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
- 12b. 2005.1181DV (T. TAM: (415) 558-6325)
4121 & 4123 CESAR CHAVEZ - south side between Noe and Castro Streets, Lot 52 in Assessor's Block 6581 - **Mandatory Discretionary Review** under the Planning Commission policy (Resolution No. 16700) requiring review of all new construction associated with residential demolition, of New Construction Permit Application No. 2005.12.22.0886, proposing to construct a new four-story-over-garage, six-unit residential structure in an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 12c. 2005.1181DV (T. TAM: (415) 558-6325)
4121 & 4123 CESAR CHAVEZ - south side between Noe and Castro Streets, Lot 52 in Assessor's Block 658 - **Request for a Rear Yard Variance** for a minor encroachment of the proposed stairs into the required rear yard pursuant to Planning Code Section 134. A portion of the proposed stairs at the rear for the new six-unit construction project is more than two stories in height, one story taller than permissible by the Planning Code for permitted obstruction. This variance will be heard before Zoning Administrator immediately following the hearing for the discretionary reviews referenced in the above. The property is in an RM-1 (Residential, Mixed, Low Density) Use District and a 40-X Height and Bulk District.
13. 2005.1093D (D. DIBARTOLO: (415) 558-6291)
2900 FULTON STREET - northwest corner at Fifth Avenue; Lot 017 in Assessor's Block 1648 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.24.7019S, proposing to alter the existing one-story commercial structure, by adding three floors, to contain four dwelling units over the ground floor commercial level; and, redesign of the ground level to include two separate retail spaces and façade

alterations with a parking garage to accommodate four parking spaces, in an NC-1 (Neighborhood, Commercial, Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

5:00 P.M.

14. 2004.0160U (J. RUBIN: (415) 558-6310, J. JARAMILLO: (415) 575-6818)
CONSIDERATION OF A RESOLUTION TO ADOPT INTERIM CONTROLS FOR AREAS OF THE EASTERN NEIGHBORHOODS AND CENTRAL WATERFRONT (PROPOSED FOR CONTINUANCE) - Public hearing on a resolution adopting interim zoning controls that would establish Mixed-Use Residential, Employment and Business Development, and Urban Mixed-Use areas for sections of the Mission (generally bounded by Guerrero, Division, Potrero, and Cesar Chavez Streets), Showplace Square/Potrero Hill (generally bounded by 7th, Bryant, Potrero and 26th Streets, and I-280), East SoMa (generally bounded by Mission, 7th, Harrison, 4th and Townsend Streets, and the Embarcadero), and the Central Waterfront (generally bounded by Mariposa Street, I-280, Islais Creek, and the Bay). The Mixed-Use Residential area would support residential development; the Employment and Business Development area would support production, distribution and repair (PDR) activities, including digital-media; and the Urban Mixed-Use area would require limited amounts of PDR space associated with a wide array of other uses, including housing. The proposed interim controls would also establish overlay areas including, but not limited to: 1) a Design and Showroom district intended to support those activities in the Showplace Square area and 2) an Arts and Technology district intended to encourage activities interrelated with the California College of Arts and nearby development in Mission Bay. **At this hearing, staff will make a presentation that covers the process for adopting interim controls and a summary of the controls themselves, and lead a discussion on the definition of PDR.** At subsequent hearings the following topics are proposed to be discussed:
- District controls
 - Urban design, open space and other topics.
- Preliminary Recommendation: Hold hearings and continue adoption to a date certain.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



ADDENDUM

**SAN FRANCISCO
PLANNING COMMISSION**

**Notice of Meeting
&
Calendar**

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 16, 2006

1:30 PM
Regular Meeting

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions

3.1 Discussion item regarding recent letter submitted by or on behalf of the
Planning Director to the Board of Supervisors regarding C-3 parking
legislation on February 7, 2006.

DOCUMENTS DEPT.

FEB 13 2006

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days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 400, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note. Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0074M (J. LAU: (415) 558-6383)
SOUTH BAYSHORE AREA PLAN - General Plan Amendments - The South Bayshore Plan covers the area generally bounded by Cesar Chavez Street, Highway 101, the San Francisco/San Mateo County line, Hunters Point Shipyard, and the San Francisco Bay. The Commission will consider a Resolution to Adopt Amendments to the General Plan that include text and map revisions to the South Bayshore Area Plan.
Consideration of a Resolution to amend the General Plan of the City and County of San Francisco pursuant to Section 340 of the Planning Code, and to adopt related CEQA findings and Planning Code Section 101.1(b) findings. The proposed amendments include text and map revisions to the South Bayshore Area Plan that clarify policy language and respond to changed conditions in the area.
Preliminary Recommendation: Approval
(Proposed for continuance to March 2, 2006)
2. 2005.0898D (M. WOODS: (415) 558-6313)
2715 SACRAMENTO STREET - south side between Pierce and Scott Streets; Lot 015 in Assessor's Block 0633 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.08.12.0152S, proposing to convert the building's authorized use from nine units to five units, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications
(Proposed for Continuance to March 9, 2006)
3. 2006.0046D (J. PURVIS: (415) 558-6354)
137 PORTER STREET - east side south of Benton Avenue; Lot 018 in Assessor's Block 5826 - **Neighbor-initiated Discretionary Review** of Building Permit Application No. 2005.09.14.2861 proposing the construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, and a 40-X Height and Bulk District and within the Bernal Heights Special Use District.
Preliminary Recommendation: Take Discretionary Review and approve the project as revised.
(Proposed for Continuance to March 16, 2006)
4. 2005.1270DDD (M. SMITH: (415) 558-6332)
4231 & 4234 24TH STREET - south side between Diamond and Douglass Streets, Lot 044 in Assessor's Block 6505 - **Requests for Discretionary Review** of Building Permit Application No. 2004.07.19.9187, proposing to construct a one-story vertical addition on

a nonconforming mixed-use building, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of January 12, 2006)

DISCRETIONARY REVIEW APPLICATIONS WERE WITHDRAWN

5. 2005.0842D (A. LIGHT: (415) 558-6254)
1135-1139 GREEN STREET - in Assessor's Block 125, Lots 115-116 - **Request for Discretionary Review** on Building Permit Application No. 2005.06.16.5311 to construct a new subterranean basement and five car garage under three existing two-story townhouses. A garage entrance door would be inserted into the far-east side of the existing masonry retaining wall along the Green Street frontage. A curb cut will also be constructed. The subject property is in an RH-3 (Residential, House, Three Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project.
(Continued from Regular Meeting of December 15, 2005)
(PROPOSED FOR INDEFINITE CONTINUANCE)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption:
- Draft Minutes of September 8, 2005.
 - Addendum Draft Minutes of September 15, 2005
 - Draft Minutes of September 15, 2005
 - Draft Minutes of September 22, 2005
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
10. (S. DENNIS: (415) 558-6314)
Director's request to appoint a Technical Advisory Committee to advise him in the preparation of a technical consultant report supporting the formulation of inclusionary zoning and related housing policy. The Commission may consider adopting a motion related to the Committee.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to

testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2005.0675C (J. PURVIS: (415) 558-6354)
2591-2593 SAN BRUNO AVENUE - east side north of Burrows Street; Lot 022 in Assessor's Block 5438 - **Request for Conditional Use authorization** under Planning Code Section 161(j) to add one dwelling unit and a third story to an existing two-unit-over-commercial, two-story building, with no off-street parking. The site is within the NC-2 (Small-Scale Neighborhood Commercial) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
12. 2005.1055C (M. SNYDER: (415) 575-6891)
881 INNES AVENUE - d.b.a. "Albion Brewery" - southwest side between Griffith and Fitch, Lot 013 in Assessor's Block 4654 - **Request for Conditional Use authorization** to allow the re-establishment of a brewery and water bottling plant (previously considered a non-conforming use) under Planning Code Sections 178(d). The subject property is within an RH-1(S) (House, Residential with Minor Secondary Unit) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
13. 2005.0838C (M. GLUECKERT: (415) 558-6543)
1135 EVANS AVENUE - between Middlepoint Road and Keith Street; Lot 014, Assessor's Block 4602A - **Request for Conditional Use authorization** under Planning Code Sections 711.83 and 790.80 to install a wireless telecommunications facility consisting of three panel antennas, two GPS antennas and related equipment. The antennas and equipment are proposed in Location Preference 2 (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services Siting Guidelines, as part of Verizon Wireless' telecommunications network within an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

G. REGULAR CALENDAR

14. 2004.0400D (G. CABREROS: (415) 558-6169)
730 GREAT HIGHWAY - east side between Balboa and Cabrillo Streets; Lot 003 in Assessor's Block 1595 - **Request for Discretionary Review** of Building Permit Application Nos. 2003.05.29.5813 and 2005.10.18.5856 proposing to construct two three-story, two-unit buildings (four units total) on the vacant subject lot in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. The subject lot is bounded on three sides by the Ocean Parc Village Planned Unit Development.
Preliminary Recommendation: Do not take Discretionary Review and Approve
(Continued from Regular Meeting of January 26, 2006)

15. 2005.1144D (K. CONNER: (415) 558-6914)
9 DE SOTO STREET - west side between Holloway Avenue and Urbano Drive; Lot 011 in Assessor's Block 6929 - **Request for Discretionary Review** of Building Permit Application No. 2005.10.14.5613, proposing to add a second story addition to a single-family dwelling in a RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
16. 1996.546E (N. TURRELL: (415) 558-5994)
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECTS AND ZONING EIR - **Certification of the Final Environmental Impact Report** prepared for the San Francisco Redevelopment Agency's (SFRA) proposed Bayview Hunters Point (BVHP) Redevelopment Plan, and possible future amendments to the India Basin Industrial Park (IBIP) and Bayview Industrial Triangle (BIT) Redevelopment Plans, and related rezoning. The Project Area is located in the southeastern quadrant of the City and County of San Francisco in the area generally bounded by Cesar Chavez Street to the north, US 101 to the west, San Mateo County to the south, and the San Francisco Bay to the east. The proposed redevelopment program would institute tax increment financing for the area added to the Hunters Point Redevelopment Project and for the Bayview Industrial Triangle Redevelopment Project, and would rezone land in the Bayview Hunters Point area. The total allocation of net new floor area within the Bayview Hunters Point Redevelopment Area would be approximately 2.2 million square feet by 2020. The potential mall at Candlestick Park would comprise approximately half of this new floor area. Approximately 6,200 net new employees would work in the Bayview Hunters Point Redevelopment Area. In addition, the Redevelopment Area would see an increase of approximately 3,600 new dwelling units by 2020. The northern section of the Project Area is zoned Heavy Industrial (M-1) and Light Industrial (M-2). The Third Street commercial corridor is zoned primarily Neighborhood Commercial (NC-3), with pockets of Heavy and Light Industrial zoning on the northern and southern edges of the corridor. Residentially zoned land is located east and west of Third Street. Residential, Industrial and Neighborhood Commercial zoning classifications are in the Hunters Point Shoreline area. Other pockets of Neighborhood Shopping zoning are along Gilman Avenue and along Hunters Point Boulevard and Innes Avenue. The southern portions of the Project Area generally are zoned Residential and Heavy Commercial, and Public within the Candlestick Point area.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
NOTE: The public review period for the Draft Environmental Impact Report ended at 5:00 pm, December 10, 2004. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
17. (J. LAU: (415) 558-6383)
PRESENTATION ON BAYVIEW HUNTERS POINT COMMUNITY PLANNING - Informational Item - Presentation by Planning Department and Redevelopment Agency staff on a set of future Commission actions related to the Bayview Hunters Point study area. These future actions are scheduled for a hearing on March 2, 2006 and include the adoption of General Plan amendments, adoption of consistency findings of the Redevelopment Plan with the General Plan, and the adoption of related CEQA findings. This item will include a presentation by Agency staff on the proposed Plan for the Bayview Hunters Point Redevelopment Project.

Preliminary Recommendation: Hold hearing on informational item. No action is proposed at this time.

H. PUBLIC COMMENT

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Board of Supervisors Chambers - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 2, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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02-24-07P01:40 RCV

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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Or

View the broadcast live, Thursdays on Cable Channel 78.
and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at solt@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Sue Lee
 Commission Vice-President: Dwight S. Alexander
 Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
 William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.0946XV (A. LIGHT 415-558-6254)
153 KEARNY STREET - west side between Post and Sutter Streets, Lot 2, in Assessor's Block 293 - **Request for a Determination of Compliance under Section 309 of the Planning Code** to permit conversion of existing office space on the second through seventh floors of an existing commercial building with ground floor retail to approximately 49 residential dwelling units, with an exception to the Planning Code rear yard requirements for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 6, 2006)

- 1b. 2005.0946XV (A. LIGHT 415-558-6254)
153 KEARNY STREET - west side between Post and Sutter Streets, Lot 2, in Assessor's Block 293 - Request for the granting by the Zoning Administrator of **residential open space, dwelling unit exposure, and parking variances**; for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission.
(Proposed for Continuance to April 6, 2006)

2. 2004.0973C (M. WOODS: (415) 558-6315)
7070 CALIFORNIA STREET (A.K.A. 229 - 32ND AVENUE) - north side on a through lot to El Camino del Mar between 32nd Avenue and Lincoln Park; Lot 37 in Assessor's Block 1392 - **Request for Conditional Use authorization** under Sections 209.3(g), 303 and 304 of the Planning Code to modify a previously approved Planned Unit Development under Motion No. 13678 for Case No. 1994.003C for a private elementary and middle school for girls (Kindergarten through grade 8), The Katherine Delmar Burke School, to allow the construction of a new two-story arts and sciences building, and the renovation of existing facilities, in an RH-1(D) (House, One-Family Detached Dwelling) Zoning District and a 40-X Height and Bulk District. The Planned Unit Development would include an exception to rear yard requirements of the Planning Code.
(Proposed for Continuance to April 6, 2006)

3. 2005.0850C (E. OROPEZA: (415) 558-6381)
2200 INGALLS STREET - between Wallace and Yosemite Avenue; Lot 008 in Assessor's Block 4831 - **Request for Conditional Use authorization** to include an Auto Dismantling Operation within an existing auto repair shop within the M-1, Light Industrial Zoning District, the Industrial Protection Zone, the Candlestick Park Special Sign District, and a 40-X foot Height and Bulk District. Planning Code Section 225(p) in this case, an automobile dismantling operation, requires Conditional Use Authorization.
 Preliminary Recommendation: Approval
(Proposed for Continuance to March 9, 2006)

4. 2006.0045D (E. OROPEZA: (415) 558-6381)
2490 3RD STREET - between 22nd and 20th Streets; Lot 004 in Assessor's Block 4108 - **Request for a Discretionary Review** for the establishment of a Retail-Full Service Restaurant and Wine Bar on the ground floor within the NC-2, Small-Scale Neighborhood Commercial District, and a 50-X foot Height and Bulk District.
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption:
- Draft Minutes of Planning Director Sub-committee Meeting of August 19, 2004
 - Draft Minutes of Regular Meeting of June 23, 2005
 - Draft Minutes of Special Joint Hearing of June 23, 2005
 - Draft Minutes of Special Meeting of July 28, 2005

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
9. 2005.1199EX (K. AMDUR: (415) 558-6351)
185 POST STREET - **Informational presentation on proposed renovation of existing 6-story building at 185 Post Street**, the site that was previously approved for construction of a new building designed by Rem Koolhaas for apparel company Prada USA.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10. 2005.1034D (R. CRAWFORD: (415) 558-6358)
943 CHURCH STREET - east side between 21st and 22nd Streets. Assessor's Block 3619 Lot 043 - **Request for Discretionary Review** of Building Permit Application No. 2005 0614 5053 to add a second unit and to construct a two-story addition to the existing two-story, single-family dwelling in an RM-1 (Residential, Mixed, Low Density) District, and a 40-X Height and Bulk district.

Preliminary Recommendation: Take Discretionary Review and modify the project.
(Continued from Regular Meeting of February 9, 2006)

NOTE: On February 9, 2006, following public testimony, the Commission closed the public hearing and entertained a motion to take Discretionary Review and remove the 4th floor. The motion failed on a tie vote of +3 -3. Commissioners Antonini, Bradford-Bell, W. Lee voted no and Commissioner S. Lee was absent. The item was continued to March 2, 2006 by a vote +6 -0. Commissioner S. Lee was absent.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2005.0988C (K. CONNER: (415) 575-6914)
4050 19TH AVENUE - north side of 19th Avenue, between Byxbee and Monticello Streets, Lot 010 in Assessor's Block 7083 - **Request for Conditional Use authorization**, under Section 303 (e), to modify conditions of approval of previously approved Conditional Use Authorization for a self storage facility (19th Avenue Self Storage) by increasing the square footage of storage space by 1,600 square feet in an NC-1 (Cluster, Neighborhood Commercial) District in a 26-X height and bulk district.
Preliminary Recommendation: Approval

H. REGULAR CALENDAR

12. (A. JOHN-BAPTISTE: (415) 558-6547)
UCP PROPOSAL TO PROVIDE CASE REPORTS IN ELECTRONIC FORMAT - **The Commission will hold a Public hearing to consider adopting a resolution a change in case report distribution to the Planning Commission** from the current paper distribution to the proposed electronic distribution as part of the union and city partnership, a partnership between the City of San Francisco and Local Union 21 of the International Federation of Professional and Technical Engineers, to bring a private enterprise model to city government, encouraging cost efficiencies and productivity through incentives.
Preliminary Recommendation: Approval
- 13a. 2005.1068CKVX (J. MILLER: (415) 558-6344)
1340-1390 MISSION STREET (FAMILY HOUSING BUILDING) - northeast corner at Tenth Street, with additional frontage on Jessie Street, Lots 026, 027 and a portion of 051 in Assessor's Block 3508, in a C-3-G (Downtown General Commercial) District and in 120-X, 150-S and 200-S Height and Bulk Districts - **Adoption of environmental findings related to the adoption of an Addendum to the Final Mitigated Negative Declaration (Case No. 2002.0927E) and request for a Determination of Compliance under Section 309 of the Planning Code** for the construction of a new building, 12 stories in height, containing approximately 136 units of affordable family housing and 201,627 gross square feet plus ground-floor space for community use and retail use, and second-floor space for housing support services, offices and building management, including requests for exceptions to Planning Code requirements for rear-yard area (Section 309(a)(1)), ground-level wind currents (Section 309(a)(2)), freight loading (Section 309(a)(5)) and building bulk (Section 309(a)(8)).
Preliminary Recommendation: Approval with conditions

- 13b. 2005.1068CKVX (J. MILLER: (415) 558-6344)
1340-1390 MISSION STREET (FAMILY HOUSING BUILDING) - northeast corner at Tenth Street, with additional frontage on Jessie Street, Lots 026, 027 and a portion of 051 in Assessor's Block 3508, in a C-3-G (Downtown General Commercial) District and in 120-X, 150-S and 200-S Height and Bulk Districts - **Request for Conditional Use authorization**, pursuant to Planning Code Section 124(f), for additional square footage (to be devoted to affordable housing) above the 6.0 to 1 floor area ratio (approximately 6.06 to 1 – 201,627 gross square feet when 199,500 would be allowed)) established for the C-3-G zoning district subject to the limitations set forth therein in conjunction with the construction of approximately 136 units of affordable family housing plus ancillary ground- and second-floor uses.
Preliminary Recommendation: Approval with conditions
- 13c. 2005.1068CKVX (J. MILLER: (415) 558-6344)
1340-1390 MISSION STREET (FAMILY HOUSING BUILDING) - northeast corner at Tenth Street, with additional frontage on Jessie Street, Lots 026, 027 and a portion of 051 in Assessor's Block 3508, in a C-3-G (Downtown General Commercial) District and in 120-X, 150-S and 200-S Height and Bulk Districts - **Dwelling-unit-exposure and off-street-parking variances sought** in conjunction with the construction of approximately 136 units of affordable family housing plus ancillary ground- and second-floor uses, for dwelling units with their exposure onto an interior courtyard with dimensions insufficient to meet the standards for dwelling-unit exposure contained in Planning Code Section 140, and 24 off-street parking spaces when Planning Code Section 151 would require 34 such spaces. The request for variances will be considered by the Zoning Administrator.
- 14a. 2005.1127CX (J. MILLER: (415) 558-6344)
1340 MISSION STREET (SENIOR HOUSING BUILDING) - north side between Ninth and Tenth Streets, with additional frontage on Ninth and Jessie Streets, a portion of Lot 051 in Assessor's Block 3508, in a C-3-G (Downtown General Commercial) District and in a 120-X Height and Bulk District - **Adoption of environmental findings related to the adoption of an Addendum to the Final Mitigated Negative Declaration (Case No. 2002.0927E) and request for a Determination of Compliance under Section 309 of the Planning Code** for the construction of a new building, 11 stories in height, containing approximately 107 units of affordable senior housing and 93,954 gross square feet of floor area plus ground-floor space for community use, housing support services and building management and upper-floor space for housing support services, including a request for an exception to Planning Code requirements for ground-level wind currents (Section 309(a)(2)).
Preliminary Recommendation: Approval with conditions
- 14b. 2005.1127CX (J. MILLER: (415) 558-6344)
1340 MISSION STREET (SENIOR HOUSING BUILDING) - north side between Ninth and Tenth Streets, with additional frontage on Ninth and Jessie Streets, a portion of Lot 051 in Assessor's Block 3508, in a C-3-G (Downtown General Commercial) District and in a 120-X Height and Bulk District - **Request for Conditional Use authorization**, pursuant to Planning Code Section 124(f), for additional square footage (to be devoted to affordable housing) above the 6.0 to 1 floor area ratio (approximately 7.60 to 1 – 93,954 gross square feet when 76,500 would be allowed) established for the C-3-G zoning district subject to the limitations set forth therein and, pursuant to Planning Code Section 157, for off-street parking in excess of accessory amounts (ten spaces when five would be required), in conjunction with the construction of approximately 107 units of affordable senior housing plus ancillary ground- and upper-floor uses.
Preliminary Recommendation: Approval with conditions

15. 2006.0133EKC (D. DIBARTOLO: (415) 558-6291)
1299 BUSH STREET - southeast corner at Larkin Street; Lot 014 in Assessor's Block 0279 - **Adoption of environmental findings related to the adoption of the Final Mitigated Negative Declaration and Request for Conditional Use authorization** pursuant to Section 161 (j) of the Planning Code to reduce the number of residential parking spaces. The project would demolish an existing two-story commercial building and then construct a new eight-story mixed-use structure with 26 dwelling units over ground floor commercial space. The project would accommodate 20 independently accessible parking spaces where 26 are required by the Planning Code. The project site is within the Polk Street Neighborhood Commercial District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
16. 2006.0005C (A. STARR: (415) 558-6362)
1224 - 9TH AVENUE - east side between Lincoln Way and Irving Street; Lot 033, in Assessor's Block 1742 - **Request for Conditional Use authorization**, under Planning Code Sections 303, 730.21 and 730.42 to allow the establishment of a full-service restaurant (dba Sephia) in a space that was previously occupied by a retail furniture store (dba Suma Imports), and for a non-residential use over 2,499 sq. ft. The site is within the Inner Sunset Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 17a. 2005.0488CEV (T. TAM: (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787 - **Request for Conditional Use authorization**, pursuant to Planning Code Sections 817.16 and 890.88(c) to allow construction of up to 26 single room occupancy units. The project will include a two-story vertical addition to and conversion of an existing two-story-above-basement building with the existing Business Service use in the basement retained. The property is in an SLI (Service, Light Industrial) District and a 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
- 17b. 2005.0488CEV (T. TAM: (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787 - **Request for a Rear Yard, Parking, and Minimum Dimensions for Usable Open Space Variance**, pursuant to Planning Code Sections 134, 151, 135(f)(1), and 135(g)(2). Whereas the Planning Code requires a minimum rear yard of 15 feet for SRO projects in the South of Market Base District, the project proposes an inner court instead. Whereas the Planning Code requires a one parking space for each 20 units with a minimum of two off-street parking spaces, the project proposes none. While the proposed project would exceed the minimum usable open space area required under Section 135(d)(2), the proposed project would not comply with the minimum horizontal and vertical dimensions for some portions of the proposed private and common usable open space.
18. 2004.0481X (B. FU: (415) 558-6613)
45 LANSING - south side of Lansing Street on a through lot that also fronts Harrison Street, between First and Essex Streets, Lot 059 in Assessor's Block 3749 - **Request under Planning Code Sections 309.1 and 827 for Determinations of Compliance**, and exceptions to allow greater than one parking space for every two units, to provide off-site open space in lieu of on-site, and for dwelling unit exposure. The subject property is located within the RH DTR (Rincon Hill Downtown Residential Mixed Use) District with a 65/400-R Height and Bulk designation.

Preliminary Recommendation: Approval with Conditions

19. 2006.0085D (D SIROIS: (415) 558-6313)
2217 9TH AVENUE - north side, between Mendosa and 12th Avenue, Lot 008, Assessor's Block 2860 - **Request for Discretionary Review** of Building Permit Application 2005.10.18.5860, to construct a new three-story single-family dwelling on a vacant lot, located in an RH-1(D) (Residential, Single-Family, Detached) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

I. PUBLIC COMMENT

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Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
AND
REDEVELOPMENT COMMISSION**

NOTICE OF SPECIAL JOINT HEARING

**Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 2, 2006
6:30 PM**

DOCUMENTS DEPT.

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PLANNING COMMISSION

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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6:30 PM _____

ROLL CALL:

PLANNING COMMISSION: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini;
Shelley Bradford Bell;
Kevin Hughes;
William L. Lee;
Christina Olague

REDEVELOPMENT COMMISSION:

President Richard H. Peterson, Jr.
Vice President London Breed
Commissioners: Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

A. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

B. SPECIAL CALENDAR

1. 1996.546E (N. TURRELL: (415) 558-5994)
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECTS AND ZONING
EIR - Certification of the Final Environmental Impact Report prepared for the San Francisco Redevelopment Agency's (SFRA) proposed Bayview Hunters Point (BVHP) Redevelopment Plan, and possible future amendments to the India Basin Industrial Park (IBIP) and Bayview Industrial Triangle (BIT) Redevelopment Plans, and related rezoning. The Project Area is located in the southeastern quadrant of the City and County of San Francisco in the area generally bounded by Cesar Chavez Street to the north, US 101 to the west, San Mateo County to the south, and the San Francisco Bay to the east. The proposed redevelopment program would institute tax increment financing for the area added to the Hunters Point Redevelopment Project and for the Bayview Industrial Triangle Redevelopment Project, and would rezone land in the Bayview Hunters Point area. The total allocation of net new floor area within the Bayview Hunters Point Redevelopment Area would be approximately 2.2 million square feet by 2020. The potential mall at Candlestick Park would comprise approximately half of this new floor area. Approximately 6,200 net new employees would work in the Bayview Hunters Point Redevelopment Area. In addition, the Redevelopment Area would see an increase of approximately 3,600 new dwelling units by 2020. The northern section of the Project Area is zoned Heavy Industrial (M-1) and Light Industrial (M-2). The Third Street commercial corridor is zoned primarily

Neighborhood Commercial (NC-3), with pockets of Heavy and Light Industrial zoning on the northern and southern edges of the corridor. Residentially zoned land is located east and west of Third Street. Residential, Industrial and Neighborhood Commercial zoning classifications are in the Hunters Point Shoreline area. Other pockets of Neighborhood Shopping zoning are along Gilman Avenue and along Hunters Point Boulevard and Innes Avenue. The southern portions of the Project Area generally are zoned Residential and Heavy Commercial, and Public within the Candlestick Point area.

Preliminary Recommendation: Certify the Final Environmental Impact Report.

NOTE: The public review period for the Draft Environmental Impact Report ended at 5:00 pm, December 10, 2004. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

(Continued from Regular Meeting of February 23, 2006)

2. 1996.546EMR (J. LAU: (415) 558-6383)
SOUTH BAYSHORE AREA PLAN AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECTS AND ZONING - Consideration of Adoption of CEQA findings regarding proposed amendments to the South Bayshore Area Plan of the General Plan and the General Plan Referral finding the Bayview Hunters Point Redevelopment Projects and Zoning proposal to be consistent with the General Plan.
Preliminary Recommendation: Approve the draft motion adopting the CEQA Findings.
3. 2006.0074EMR (J. LAU: (415) 558-6383)
SOUTH BAYSHORE AREA PLAN - The South Bayshore Area Plan covers the area generally bounded by Cesar Chavez Street, Highway 101, the San Francisco/San Mateo County line, Hunters Point Shipyard, and the San Francisco Bay. **The Commission will consider a Resolution to Adopt Amendments to the General Plan under the provisions of Section 340 and 306.3 of the Planning Code, and to adopt Planning Code Section 101.1(b) findings.** The amendments include text and map revisions to the South Bayshore Area Plan that clarify policy language and respond to changed conditions in the area. The proposed amendments to the General Plan were initiated at a public hearing on February 2, 2006.
Preliminary Recommendation: Approve the Draft Resolution.
4. 2006.0074EMR (J. LAU: (415) 558-6383)
BAYVIEW HUNTERS POINT REDEVELOPMENT PLAN - **The Commission will consider a General Plan Referral** that includes General Plan conformity findings on the proposed Bayview Hunters Point Redevelopment Plan, finding it to be consistent with the General Plan.
Preliminary Recommendation: Approve the Draft Motion finding the proposed Plan in conformity with the General Plan.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 9, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0410C (M. WOODS: (415) 558-6315)
3575 GEARY BOULEVARD - south side between Arguello Boulevard and Stanyan Street; Lot 2 in Assessor's Block 1083 and Lot 4 in Assessor's Block 1084 - **Request for Conditional Use authorization** under Sections 121.1, 121.2, 134, 135, 140, 151, 152, 271, 303, 304, 712.11, 712.21 of the Planning Code to allow a Planned Unit Development (on the site of the Coronet Theater which is proposed to be demolished) on an approximately 45,920 square-foot lot for the construction of a 54- to 72-foot high, six-story mixed-use development consisting of up to 150 senior housing units, and approximately 55,500 square feet of senior program spaces for office, senior health services, and meeting rooms, and up to 67 underground parking spaces, in an NC-3 (Moderate-Scale Neighborhood Commercial District) Zoning District and a 80-A Height and Bulk District. The Planned Unit Development would include exceptions to rear yard, dwelling unit exposure, usable open space, off-street parking, off-street loading, and bulk limit requirements of the Planning Code.
(Proposed for Continuance to March 16, 2006)
2. 2006.0090T (J. SWITZKY: (415) 575-6815)
OFF-STREET PARKING IN C-3 ZONING DISTRICTS - **Ordinance (File 060036) introduced by Supervisor Alioto-Pier on January 10, 2006 and referred to the Planning Commission on January 18, 2006**, amending the San Francisco Planning Code by amending Sections 123, 151.1, 151.2, 154.1, 155, 155.5, 157, 166, 167, 204.5, 303, 309, 790.10, and 890.10 to alter controls regarding required and allowed off-street parking for residential uses in C-3 zoning districts, Floor Area Ratio exemptions and incentives related to parking, bicycle parking, car sharing (including definitions and certification of car sharing organizations), separating housing costs from parking costs, urban design requirements for parking, and adopting findings.
(Proposed for Continuance to March 16, 2006)
3. 2002.1263U (J. SWITZKY: (415) 575-6815)
333 FREMONT STREET - **Motion to Approve In-Kind Agreement to Satisfy Rincon Hill Community Infrastructure Impact Fee Requirement per Section 318.3(e)**. The Planning Commission approved a project at 333 Fremont Street on June 16, 2005, that includes approximately 88 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupiable square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project would require a payment of approximately \$800,000. The project sponsor has entered into an In-Kind Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to provide physical public improvements, equal to a portion of the value owed by the sponsor, and described in the Planning Code 318.6 and in the Rincon Hill Plan. The Sponsor will pay the balance of the fee obligation.
Preliminary Recommendation: Approval
(Proposed for Continuance to March 23, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption:
- Draft Minutes of Regular Meeting of July 28, 2005.
 - Draft Minutes of Regular Meeting of November 3, 2005.
5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8. 2006.0147X (A. HESIK: (415) 558-6602)
145 NATOMA STREET - south side between 3rd and New Montgomery Streets; Lot 014 in Assessor's Block 3722 - **Request under Planning Code Section 309 for a Determination of Compliance and Request for Exceptions including an exception to the rear yard requirements as permitted in Section 134(d).** The proposal is to convert approximately 780 square feet of office space on the sixth floor of the existing building to one dwelling unit. There will be no physical expansion of the existing building. The project site is within a C-3-O (SD) (Downtown Office Special Development) District and a 250-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions

F. REGULAR CALENDAR

- 9a. 2005.0713D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin Streets; Lot 006 in Assessor's Block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.03.11.7350 to demolish an existing single-family dwelling (the project also proposes the construction of a new single-family dwelling) in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take DR and approve project as proposed.
(Continued from Regular Meeting of February 9, 2006)

- 9b. 2005.1070D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin Streets; Lot 006 in Assessor's Block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, of Building Permit Application No. 2005.03.11.7348 for the new construction of a single-family dwelling in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take DR and approve project as proposed
(Continued from Regular Meeting of February 9, 2006)
10. 2005.0898D (M. WOODS: (415) 558-6313)
2715 SACRAMENTO STREET - south side between Pierce and Scott Streets; Lot 015 in Assessor's Block 0633 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.08.12.0152S, proposing to convert the building's authorized use from nine units to five units, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications
(Continued from Regular Meeting of February 23, 2006)
11. 2006.0105D (E. WATTY: (415) 558-6620)
3821 NORIEGA STREET - south side between 45th and 46th Avenues, Lot 001K, in Assessor's Block 2082 - **Request for Discretionary Review** of Building Permit Application No. 2005.10.13.5494, proposing to include the sale of beer and wine at the established retail grocer and specialty food store (Noriega Produce), in an NC-1 (Neighborhood, Commercial, Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the application as proposed.
12. 2006.0079D (M. SMITH: (415) 558-6322)
626 RIVERA STREET - north side between 16th and 17th Avenues, Lot 003 in Assessor's Block 2201 - **Request for Discretionary Review** of Building Permit Application No. 2005.09.07.2163, the proposal is to construct a one-story vertical addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
13. 2006.0083D (M. SMITH: (415) 558-6322)
4334-36 20th STREET - north side between Diamond and Collingwood Streets, Lot 018 in Assessor's Block 2697- **Request for Discretionary Review** of Building Permit Application No. 2005.09.14.2857, the proposal is to construct a horizontal addition at the rear and a stair penthouse on the roof of a two-family dwelling, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
14. 2005.0850C (E. OROPEZA: (415) 558-6381)
2200 INGALLS STREET - between Wallace and Yosemite Avenue; Lot 008 in Assessor's Block 4831 - **Request for Conditional Use Authorization** to include an Auto Dismantling Operation within an existing auto repair shop within the M-1 (Light Industrial Zoning District), the Industrial Protection Zone, the Candlestick Park Special Sign District, and a 40-X Height and Bulk District. Planning Code Section 225(p) in this case, an automobile dismantling operation, requires Conditional Use Authorization.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 2, 2006)

15. 2005.1089C (E. TOPE: (415) 558-6316)
4041 GEARY BOULEVARD - entire south side of the block between 4th and 5th Avenues, Lots 001a, 003, 050, 051 in Assessor's Block 1540 - **Request for Conditional Use authorization** pursuant to Planning Code Sections 303, 712.59, and 790.15 to allow operation of an automobile repair use (service center for San Francisco Toyota) in a Moderate-Scale Neighborhood Commercial District (NC-3) and to allow the continuation of an automobile parking lot (on lot 003) in an RH-3 (Residential, House, Three-Family), District. The entire project is located in a 40-X Height and Bulk District. The proposal is to convert an approximately 22,300 square foot one-story with mezzanine, retail grocery store (formerly occupied by Cala Foods) with 30 outdoor parking spaces to an auto service and repair shop (including office space, a parts storage area, and an approximately 600 square foot retail space), with 24 outdoor parking spaces and approximately 26 new interior service bays.
Preliminary Recommendation: Approval with Conditions

6:00 pm.

16. M. LI: (415) 558-6396
INFORMATIONAL PRESENTATION ON THE TRINITY PLAZA DEVELOPMENT PROJECT AT 1177 MARKET STREET - Trinity Properties, Inc. proposes to demolish an existing four to seven-story apartment building, which contains 377 residential rental units (including 360 rent-controlled units), a ground-floor restaurant, and surface and below-grade parking for approximately 450 vehicles, and replace it with three buildings ranging in height from 18 to 26 stories and containing up to 1,900 residential rental units, approximately 60,000 square feet of retail space, and a garage with up to 1,450 parking spaces. The 360 rent-controlled units would be replaced on-site as part of this proposal. The project would also include approximately 63,000 square feet of usable open space.
17. 2002.1179E (P. MALTZER: (415) 558-5977)
1177 MARKET STREET MIXED-USE PROJECT (TRINITY PLAZA APARTMENTS) - Public Hearing to receive comment on the Draft Environmental Impact Report. The project site is located at 1177 Market Street, bounded by Market Street to the north, Eighth Street to the west, and Mission Street to the south. The proposed project would replace an existing seven-story apartment building (Trinity Plaza Apartments), which contains 377 residential rental units with surface and below-grade parking for approximately 450 vehicles. The proposed project would include three apartment buildings, ranging in from 18 to 25 stories, or approximately 162 to 243 feet in height, with approximately 1,975,929 gross square feet). The proposed buildings would include up to 1,900 residential rental units (1,100 studios and 800 one-bedroom units), approximately 51,883 net square feet of retail uses at street level, and parking for approximately 1,450 vehicles. The parking would serve residential parking needs, and public short-term parking uses. The project would include five loading spaces. Twelve percent or 185 of the residential units would be affordable pursuant to the standards of Section 315 of the Planning Code. The project site is in the C-3-G (Downtown-General Commercial) Use District and in the 120-X (along Market Street), 150-X (in the middle portion), and 240-S (in the southern portion) Height and Bulk Districts. A Draft Environmental Impact Report (EIR) has been prepared by the Planning Department in connection with this project. This hearing is intended to receive public comment on the adequacy, accuracy and completeness of the information contained in the Draft EIR.
NOTE: Written comments on the Draft EIR will be accepted from February 4, 2006 to March 21, 2006, at 5:00 p.m.

Written comments should be sent to Paul Maltzer, Environmental Review Officer, at the San Francisco Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA 94103.

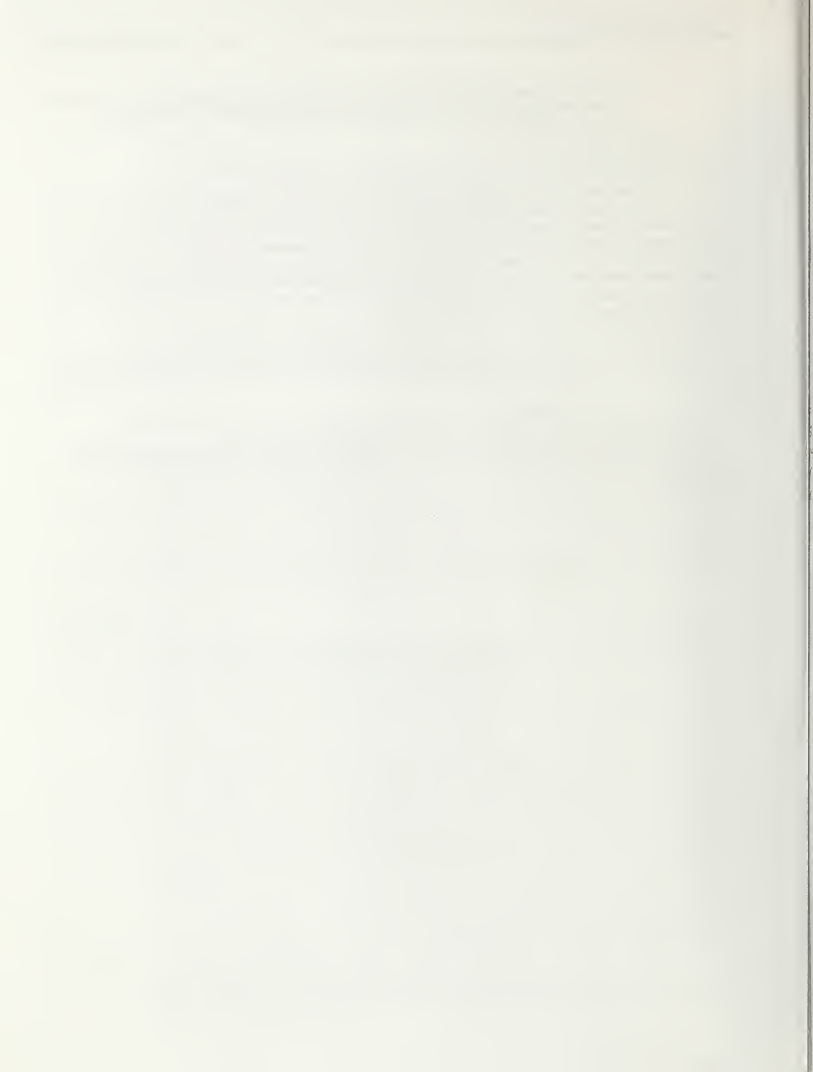
G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) Responding to statements made or questions posed by members of the public; or
- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



ADDENDUM

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting &

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, March 9, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAR - 7 2006

SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

03-07-17P02-27 RC12

C. DIRECTOR'S REPORT

7a.

(L. BADINER: (415) 558-6350)

1980-1998 GOLDEN GATE AVENUE, 800-808A LYON STREET - Lot 1151 in
Assessor's Block 019. **Informational Report** on Board of Appeals case
regarding legalization/elimination of dwelling units and fire stairs.

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 16, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAR 10 2006

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PUBLIC LIBRARY

03-10-07P03:35 0000

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.
and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
 Commission Vice-President: Dwight S. Alexander
 Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
 William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0046D (J. PURVIS: (415) 558-6354)
137 PORTER STREET - east side south of Benton Avenue; Lot 018 in Assessor's Block 5826 - **Request for Discretionary Review** of Building Permit Application No. 2005.09.14.2861 proposing the construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, and a 40-X Height and Bulk District and within the Bernal Heights Special Use District.
 Preliminary Recommendation: Take Discretionary Review and approve the project as revised.
 (Continued from Regular Meeting of February 23, 2006)
(Proposed for Continuance to March 23, 2006)

- 2a. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Conditional Use authorization** under Planning Code Sections 161(j), 303, and 712.70 to allow a reduction in the off-street parking requirement for dwelling units within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 65-B Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16727. The project also includes a Variance request for the off-street parking requirement for the proposed office and retail uses.
 Preliminary Recommendation: Approval with Conditions.
 (Continued from Regular Meeting of February 16, 2006)
(Proposed for Continuance to April 6, 2006)

- 2b. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Off-Street Parking Variance** under Planning Code Section 151 to require off-street parking be provided in the minimum quantities specified per each principal use of a building over 5,000 square feet of gross floor area. A total of 13 independently accessible off-street parking spaces are required as a result of the proposed new uses on the first and second floors and none are provided.
 (Continued from Regular Meeting of February 16, 2006)
(Proposed for Continuance to April 6, 2006)

3. 2003.0410E (W. WYCKO: (415) 558-5972)
3575 GEARY BOULEVARD SENIOR HEALTH SERVICES FACILITY & AFFORDABLE SENIOR HOUSING PROJECT - **Certification of Final Environmental Impact Report** - The project site is at 3575 Geary Boulevard between Arguello Boulevard and Stanyan Street in Assessor's Block 1083, Lot 2 and Assessor's Block 1084, Lot 4. The site is zoned NC-3 (Moderate-Scale Neighborhood Commercial) District and is in an 80-A Height and Bulk District. The project sponsor proposes to develop a senior health services facility and 30 supportive housing units for independent seniors with special

needs, to be operated by the Institute on Aging (IOA), as well as an additional 120 affordable dwelling units for independent seniors, built by BRIDGE Housing. These uses would operate in a new six-story building totaling 177,600 gross square feet (gsf), with approximately 122,140 gsf used for the supportive housing units for independent seniors and affordable housing units for independent seniors, and approximately 55,450 gsf for IOA senior health services and program space. On the sloped project site, the new building would be up to 72 feet in height along Geary Boulevard and up to 59.5 feet in height along its frontage at Almaden Court. The first floor of the building, a portion of the second floor and a portion of one below-grade level of space would be devoted to IOA's offices, senior health services facilities, and meeting space. The proposed senior health +services facilities would consolidate, replace, and expand similar existing IOA operations in the area. A portion of the second floor of the building would also be devoted to 30 supportive housing units for independent seniors with special needs. The upper four stories would provide a total of 120 studio, one- and two-bedroom units affordable to seniors earning up to 50 percent of area median income. A one-level, underground parking garage with 67 spaces, and a ground floor loading area within a porte-cochere with two loading spaces totaling approximately 37,200 gsf, would be provided for use by IOA staff, service providers, and residents. The existing single-screen, 33,000 gsf Coronet Theater, and an adjacent surface parking lot with 93 parking spaces, would be demolished to accommodate the project. The project would require a conditional use authorization, authorization as a Planned Unit Development (PUD), and approvals by the Department of Public Works and Department of Parking and Traffic. Preliminary Recommendation: Certification of the Final EIR
(Proposed for Continuance to April 6, 2006)

4. 2003.0410C (M. WOODS: (415) 558-6315)
3575 GEARY BOULEVARD - south side between Arguello Boulevard and Stanyan Street; Lot 2 in Assessor's Block 1083 and Lot 4 in Assessor's Block 1084 - **Request for Conditional Use authorization** under Sections 121.1, 121.2, 134, 135, 140, 151, 152, 271, 303, 304, 712.11, 712.21 of the Planning Code to allow a Planned Unit Development on an approximately 45,920 square-foot lot for the construction of a 54- to 72-foot high, six-story mixed-use development consisting of up to 150 senior housing units, and approximately 55,500 square feet of senior program spaces for office, senior health services, and meeting rooms, and up to 67 underground parking spaces, in an NC-3 (Moderate-Scale Neighborhood Commercial District) Zoning District and a 80-A Height and Bulk District. The Planned Unit Development would include exceptions to rear yard, dwelling unit exposure, usable open space, off-street parking, off-street loading, and bulk limit requirements of the Planning Code.
 Preliminary Recommendation: Approval with Conditions
 (Continued from Regular Meeting of March 9, 2006)
 (Proposed for Continuance to April 6, 2006)
5. 2004.0160U (J. RUBIN/J. JARAMILLO: (415) 558-6310/558-6818)
CONSIDERATION OF A RESOLUTION TO ADOPT INTERIM CONTROLS FOR AREAS OF THE EASTERN NEIGHBORHOODS AND CENTRAL WATERFRONT - **Public hearing on a resolution adopting interim zoning controls** that would establish Mixed-Use Residential, Employment and Business Development, and Urban Mixed-Use areas for sections of the Mission (generally bounded by Guerrero, Division, Potrero, and Cesar Chavez Streets), Showplace Square/Potrero Hill (generally bounded by 7th, Bryant, Potrero and 26th Streets, and I-280), East SoMa (generally bounded by Mission, 7th, Harrison, 4th and Townsend Streets, and the Embarcadero), and the Central Waterfront (generally bounded by Mariposa Street, I-280, Islais Creek, and the Bay). The Mixed-Use Residential area would support residential development; the Employment and Business Development area would support production, distribution and repair (PDR) activities, including digital-media; and the Urban Mixed-Use area would require limited

amounts of PDR space associated with a wide array of other uses, including housing. The proposed interim controls would also establish overlay areas including, but not limited to: 1) a Design and Showroom district intended to support those activities in the Showplace Square area and 2) an Arts and Technology district intended to encourage activities interrelated with the California College of Arts and nearby development in Mission Bay.

Preliminary Recommendation: Pending.

(Continued from Regular Meeting of February 16, 2006)

(Proposed for Continuance to April 20, 2006)

6. 2003.1183E (W. WYCKO: (415) 558-5972)
55 FRANCISCO STREET PROJECT - Appeal of Preliminary Negative Declaration.
The project site at 55 Francisco Street (Assessor's Block 0056, Lot 006), also known as 1789 Montgomery Street, is approximately 48,714 square feet in size and located on the southern side of Francisco Street in the block bounded by Francisco, Montgomery, Chestnut, and Kearny Streets. The project site currently has a three-story, 284-space parking garage and a seven-story office building. The proposed project would involve the addition of three new levels atop the existing parking garage with 51 residential dwelling units (approximately 57,999 gross square feet). The existing office building on the project site would remain as it is. The proposed project would also involve reconfiguration of the existing parking by removing 81 independently accessible public parking spaces and creating valet parking for 203 vehicles on the first two levels of the garage, and providing 59 independently accessible parking spaces on the third level for the proposed dwelling units. The project site is zoned C-2 (Community Business), and is within a 65-X height and bulk district and Waterfront Special Use District #3. The proposed project would require Conditional Use authorization for the proposed Planned Unit Development (PUD).
(Proposed for Continuance to May 25, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption:
- Draft Minutes of Regular Meeting on October 6, 2005.
 - Draft Minutes of Regular Meeting on November 3, 2005
(Continued from Regular Meeting of March 9, 2006)
8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
11. (A. GHOSH: (415) 558-6282)
Discussion on the consideration of interim controls on the Eastern Neighborhoods planning project and the implications of recent Board action regarding the 2660 Harrison Street project on CEQA determinations.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

12. 2005.1034D (R. CRAWFORD: (415) 558-6358)
943 CHURCH STREET - east side between 21st and 22nd Streets, assessor's Block 3619 Lot 043 - **Request for Discretionary Review** of Building Permit Application No. 2005.06.14.5053 to add a second unit and to construct a two-story addition to the existing two-story, single-family dwelling in an RM-1 (Residential, Mixed, Low Density) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and modify the project.
(Continued from Regular Meeting of March 2, 2006)
NOTE: On February 9, 2006, following public testimony, the Commission closed the public hearing and entertained a motion to take Discretionary Review and remove the 4th floor. The motion failed on a tie vote of +3 -3. Commissioners Antonini, Bradford-Bell, W. Lee voted no and Commissioner S. Lee was absent. The item was continued to March 2, 2006 by a vote +6 -0. Commissioner S. Lee was absent.

13. 2001.1149E (D. SOKOLOVE: (415) 558-5971)
SUNOL/NILES DAM REMOVAL - **Certification of the Final Environmental Impact Report** prepared for the removal of Niles and Sunol Dams, which are located in the Niles Canyon reach of Alameda Creek in Alameda County. The purpose of the project is to remove barriers to fish passage and reduce an existing public safety hazard. Both dams are considered historical resources and are individually eligible for the National Register of Historic Places and the California Register of Historical Resources.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 7, 2005. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify Environmental Impact Report

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 14a. 2005.0541XV (A. LIGHT: (415) 558-6254)
49 KEARNY STREET - west side between Geary and Post Streets, Lot 002, in Assessor's Block 0310 - **Request for a Determination of Compliance and Request for Exception** under Section 309 of the Planning Code to permit conversion of an existing office building to approximately 7 residential dwelling units, with an exception to the Planning Code rear yard requirement, for the subject property, which is in the C-3-O

Zoning District and an 80-130-F Height and Bulk District. The proposal is to convert the existing office use on the top seven floors of the subject building to approximately 7 dwelling units (one per floor at approximately 1,200 square feet), retaining the existing ground floor retail use. Some common residential open space is proposed for the rooftop of the subject building, but less (perhaps none) would be provided than the minimum required by the Planning Code due to roof size and depending on new fire code restrictions. No parking would be provided in order to preserve the building's historic façade, to avoid creating automobile/pedestrian conflicts, and also due to the subject lot's narrow width of 20 feet.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of February 16, 2006)

- 14b. 2005.0541XY (A. LIGHT: (415) 558-6254)
49 KEARNY STREET - west side between Geary and Post Streets, Lot 002, in Assessor's Block 0310 - **Request for usable open space and parking variances**; for the subject property, which is in the C-3-O Zoning District and an 80-130-F Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. See Item "a" above for a project description.
(Continued from Regular Meeting of February 16, 2006)

H. REGULAR CALENDAR

15. 2005.0838C (M. GLUECKERT: (415) 558-6543)
1135 EVANS AVENUE - between Middlepoint Road and Keith Street; Lot 014, Assessor's Block 4602A - **Request for Conditional Use authorization** under Planning Code Sections 711.83 and 790.80 to install a wireless telecommunications facility consisting of three panel antennas, two GPS antennas and related equipment. The antennas and equipment are proposed in Location Preference 2 (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services Siting Guidelines, as part of Verizon Wireless' telecommunications network within an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 23, 2006)
16. 2005.1089C (E. TOPE: (415) 558-6316)
4041 GEARY BOULEVARD - entire south side of the block between 4th and 5th Avenues, Lots 001a, 003, 050, 051 in Assessor's Block 1540 - **Request for Conditional Use authorization** pursuant to Planning Code Sections 303, 712.59, and 790.15 to allow operation of an automobile repair use (service center for San Francisco Toyota) in a Moderate-Scale Neighborhood Commercial District (NC-3) and to allow the continuation of an automobile parking lot (on lot 003) in an RH-3 (Residential, House, Three-Family), District. The entire project is located in a 40-X Height and Bulk District. The proposal is to convert an approximately 22,300 square foot one-story with mezzanine, retail grocery store (formerly occupied by Cala Foods) with 30 outdoor parking spaces to an auto service and repair shop (including office space, a parts storage area, and an approximately 600 square foot retail space), with 24 outdoor parking spaces and approximately 26 new interior service bays.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 9, 2006)
17. 2005.1205C (C. JAROSLAWSKY (415) 558-6348)
4151 24th STREET - south side between Castro and Diamond Streets; Lot 36 in Assessor's Block 6506 - **Request for Conditional Use authorization** under Planning

Code Section 161(j) for the removal of one off street parking space required for dwellings for a Project that will replace the parking space with ground floor commercial space. This project lies within the 24th Street Noe Valley Neighborhood Commercial District and within the 40-X Height and Bulk District.

Preliminary Recommendation: Approve the project as submitted.

- 18a. 2005.0488CEV (T. TAM: (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787 - **Request for Conditional Use authorization**, pursuant to Planning Code Sections 817.16 and 890.88(c) to allow construction of up to 26 single room occupancy units. The project will include a two-story vertical addition to and conversion of an existing two-story-above-basement building with the existing Business - Service use in the basement retained. The property is in an SLI (Service, Light Industrial) District and a 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of March 2, 2006)
- 18b. 2005.0488CEV (T. TAM: (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787 - **Request for a Rear Yard, Parking, and Minimum Dimensions for Usable Open Space Variance**, pursuant to Planning Code Sections 134, 151, 135(f)(1), and 135(g)(2). Whereas the Planning Code requires a minimum rear yard of 15 feet for SRO projects in the South of Market Base District, the project proposes an inner court instead. Whereas the Planning Code requires a one parking space for each 20 units with a minimum of two off-street parking spaces, the project proposes none. While the proposed project would exceed the minimum usable open space area required under Section 135(d)(2), the proposed project would not comply with the minimum horizontal and vertical dimensions for some portions of the proposed private and common usable open space.
(Continued from Regular Meeting of March 2, 2006)
- 19a. 2005.0032DV (M. WOODS: (415) 558-6315)
1043-1045 FRANCISCO STREET - south side between Larkin and Polk Streets; Lot 020 in Assessor's Block 0477 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.10.6005S, proposing to construct a one-story horizontal addition over the existing one-story extension at the rear of a two-story over basement, two-family building, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised
(Continued from Regular Meeting of February 2, 2006)
- 19b. 2005.0032DV (M. WOODS: (415) 558-6315)
1043-1045 FRANCISCO STREET - south side between Larkin and Polk Streets; Lot 020 in Assessor's Block 0477 - **Request for a Rear Yard Variance** to allow the construction of a one-story horizontal addition over the existing one-story extension at the rear of a two-story, two-family building. The last three feet of the addition extends into the required rear yard pursuant to Section 134 of the Planning Code. The project site is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of February 2, 2006)
20. 2006.0113D (I. WILSON: (415) 558-6163)
2935 PACIFIC AVENUE - south side between Broderick and Baker Streets; Lot 027 in Assessor's Block 0976 - **Request for Discretionary Review** of Building Permit Application No. 2005.07.18.7797, proposing to alter the front facade; alter the roofline;

remove the existing exit stair at the west property line and build a new exit stair with firewall, add a balcony at the second floor of the west side of the building; add balconies at the rear of the building; add an elevator and stair penthouse to the roof; raise the parapets at portions of the roof. The property is located within an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and remove the elevator penthouse and parapet wall at the lightwell on the east side of the building.

21. 2006.0209D (A. STARR: (415) 558-6362)
1638 LAKE STREET - north side between 18th and 17th Avenues; Lot 009 in Assessor's Block 1341- **Request for Discretionary Review** of Building Permit Application No. 2005.11.21.8667 proposing to extend the second story approximately 12' 6" into the rear yard, and to extend the first story approximately 19' 6" into the rear yard on a four-story, one-unit building in an RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation- Do not take Discretionary Review and approve project as submitted.
22. 2006.0090T (J. SWITZKY: (415) 575-6815)
OFF-STREET PARKING IN C-3 ZONING DISTRICTS - **Ordinance (File 060036) introduced by Supervisor Alioto-Pier on January 10, 2006 and referred to the Planning Commission on January 18, 2006**, amending the San Francisco Planning Code by amending Sections 123, 151.1, 151.2, 154.1, 155, 155.5, 157, 166, 167, 204.5, 303, 309, 790.10, and 890.10 to alter controls regarding required and allowed off-street parking for residential uses in C-3 zoning districts, Floor Area Ratio exemptions and incentives related to parking, bicycle parking, car sharing (including definitions and certification of car sharing organizations), separating housing costs from parking costs, urban design requirements for parking, and adopting findings.
(Continued from Regular Meeting of March 9, 2006)

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 23, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT

MAR 17 2006

SAN FRANCISCO
PUBLIC LIBRARY

43-17-0 / P01:18 P01:00

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes,
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

ROLL CALL: Commission President: Sue Lee
 Commission Vice-President: Dwight S. Alexander
 Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
 William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1263U (J. SWITZKY: (415) 575-6815)
333 FREMONT STREET - **Motion to Approve In-Kind Agreement to Satisfy Rincon Hill Community Infrastructure Impact Fee Requirement per Section 318.3(e).** The Planning Commission approved a project at 333 Fremont Street on June 16, 2005, that includes approximately 88 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupiable square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project would require a payment of approximately \$800,000. The project sponsor has entered into an In-Kind Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to provide physical public improvements, equal to a portion of the value owed by the sponsor, and described in the Planning Code 318.6 and in the Rincon Hill Plan. The Sponsor will pay the balance of the fee obligation.
 Preliminary Recommendation: Approval
 (Continued from Regular Meeting of March 9, 2006)
(Proposed for Continuance to April 20, 2006)

2. 2004.0892EKC (K. AMDUR: (415) 558-6351)
1844 MARKET STREET - north side of Market Street on a through lot that also fronts Waller Street, between Laguna and Octavia Streets, Lot 016 in Assessor's Block 0871 - **Adoption of environmental findings related to the adoption of the Mitigated Negative Declaration and Request for Conditional Use authorization** under Planning Code Section 303 to allow development on a lot larger than 10,000 square feet, and under Planning Code Section 304 for a Planned Unit Development ("PUD") to allow a greater density than would otherwise be allowed in the NC-3 district and to allow modifications to the following Code requirements including rear yard setback, bulk, measurement of building height, projection of bay windows, dwelling unit exposure, loading and off-street parking. The project would demolish the existing 2-story commercial building on the site and construct an eight-story mixed-use building with approximately 5,500 square feet of ground floor retail and commercial space, about 113 residential dwelling units, and up to 85 off-street parking spaces, on the subject property, which is in an NC-3 Zoning District and an 80-A Height and Bulk District. The subject site also lies within the Market and Octavia Neighborhood Plan (MOP) area.
 Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to April 20, 2006)

3. 2006.0093ET (E. FORBES: (415) 558-6417)
RELOCATION OF GENERAL ADVERTISING SIGNS - **Board File No. 052021 - Amendments relating to the relocation of general advertising signs Ordinance introduced by Supervisor Peskin** amending sections of the Administrative and

Planning Codes in order to establish procedures, criteria, fees, and other requirements relating to the relocation of general advertising signs.

(Proposed for Continuance to April 6, 2006)

- 4a. 2004.0784D (D. SIROIS: (415) 558-6313)
1675 48TH AVENUE - west side, between Lawton & Moraga, Lot 018, Assessor's Block 1895 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2004.12.16.1606, to demolish an existing single-family dwelling in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.
(Proposed for Continuance to April 13, 2006)
- 4b. 2004.0785D (D. SIROIS: (415) 558-6313)
1675 48TH AVENUE - west side, between Lawton & Moraga, Lot 018, Assessor's Block 1895 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential buildings in association with residential demolition, of Building Permit Application No. 2004.12.161608, proposing to construct a three-story, two unit residential building with two off-street parking in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the New Construction Permit with modifications.
(Proposed for Continuance to April 13, 2006)
5. 2005.0686C (D. DIBARTOLO: (415) 558-6291)
631 O'FARRELL STREET - south side between Hyde and Leavenworth Streets; Lot 001 through 198 in Assessor's Block 0322A - **Request for Conditional Use authorization** pursuant to Section 209.6(b) of the Planning Code to install and operate a wireless telecommunication facility for T-Mobile within the RC-4 (North of Market Residential Special Use District) and an 80-T Height and Bulk district, upon the roof of the approximately 211 foot high structure that contains 184 condominium dwelling units over ground story commercial space. As per the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 2, as it is the site of previously approved antenna installations.
(Continued from Regular Meeting of February 9, 2006)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption:
- Draft Minutes of Regular Meeting of October 27, 2005.
 - Draft Minutes of Regular Meeting of December 1, 2005.
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

10. 2006.0046D (J. PURVIS: (415) 558-6354)
137 PORTER STREET - east side south of Benton Avenue; Lot 018 in Assessor's Block 5826 - **Request for Discretionary Review** of Building Permit Application No. 2005.09.14.2861 proposing the construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, and a 40-X Height and Bulk District and within the Bernal Heights Special Use District.
Preliminary Recommendation: Take Discretionary Review and approve the project as revised.
Preliminary Recommendation: Do not take Discretionary Review and approve the permit.
(Continued from Regular Meeting of March 16, 2006)
- 11a. 2006.0214D (T. WANG: (415) 558-6335)
145 EDINBURGH STREET - southeast side between Avalon and Peru Avenues; Lot 035 in Assessor's Block 5957 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2005.05.20.2966, proposing to demolish a single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.
- 11b. 2005.0998DD (T. WANG: (415) 558-6335)
145 EDINBURGH STREET - southeast side between Avalon and Peru Avenues; Lot 035 in Assessor's Block 5957 - **Neighbor-Initiated Discretionary Review and Mandatory Discretionary Review**, under Planning Commission's policy requiring review of the replacement structure in association with residential demolition, of Building Permit Application No. 2005.05.20.2973, proposing to construct a two-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the new building permit.
12. 2006.0319D (T. WANG: (415) 558-6335)
519 KIRKHAM STREET - south side between 9th and 10th Avenues; Lot 044 in Assessor's Block 1855 - **Request for Discretionary Review** of Building Permit Application No. 2005.11.15.8145, proposing to construct two levels of decks at the rear of the existing two-story over garage, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
13. 2006.0381U (C. RIVASPLATA: (415) 558-6255)
TRANSPORTATION MANAGEMENT ASSOCIATION OF SAN FRANCISCO (TMA SF): 2003-2005 PROGRAM SUMMARY AND FIVE-YEAR WORK PLAN - **Consideration of a Resolution approving staff findings that the TMA SF 2003-2005 Program Summary**

and 2006-2011 Work Plan are in compliance with City requirements, and accepting the TMASF Work Plan for the 2006-2011 program period. The TMASF is a non-profit organization representing downtown office building managers with transportation management requirements as conditions of permit approval. The TMASF seeks the Commission's endorsement of its work, as described in Resolution 16540 of March 2003. Preliminary Recommendation: Adopt a resolution endorsing the 2006-2011 Work Plan.

14. 2006.0145ET (T. OJEDA: (415) 558-6251)
INCLUSIONARY AFFORDABLE HOUSING PROGRAM - Consideration of an ordinance initiated by Supervisor Sophie Maxwell on January 24, 2006 which would amend Planning Code Sections 315.2, 315.3, 315.4, 315.5, 315.6, and 315.8 to revise the Inclusionary Affordable Housing Program by: 1) amending methods of marketing the affordable units; 2) allowing developers, under certain conditions, to use of tax-exempt bonds in meeting their inclusionary housing requirements; 3) requiring that off-site units are located within one mile of the principal project and must be provided as rental housing for the life of the project, or as ownership housing affordable at 80% of area median income; 4) requiring disclosure of preferred alternative to on-site housing before receiving project approvals and this preferred alternative will be a condition of approval; 5) evaluating and revising separate monitoring systems with the goal of establishing a single monitoring system for all inclusionary affordable housing units located in San Francisco; 6) requiring annual adjustment of the in-lieu fee; 7) requiring the completion of the affordable housing impact study no later than July 1, 2006 and the establishment of a Technical Advisory Committee; and 8) applying legislated changes to the inclusionary affordable housing program to all development projects that have not received a building permit at the effective date of this ordinance; and make environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Pending.
- 15a. 2004.0852EMZXCXV (A. LIGHT: (415) 558-6254)
1 HAWTHORNE PLACE (a.k.a. 645 HOWARD STREET) - southeast corner of intersection with Howard Street, Lot 047, in Assessor's Block 3735 - Request for adoption of California Environmental Quality Act (CEQA) findings related to the adoption of the Mitigated Negative Declaration for a property within a C-3-O(SD) (Downtown, Office, Special) Zoning District, and currently within a 150-S Height and Bulk District. The proposed project is to demolish an existing four-story-over-basement office building and construct an approximately 150-foot tall, 15-story building containing approximately 135 dwelling units, approximately 4,078 square feet of ground floor retail space, and an underground garage with 78 stalls that can accommodate up to 135 parking spaces using mechanical stackers and valet service. A variant of the project, which is requested by the project sponsor at the urging of the Planning Department, would be a 250-foot tall, 25-story building containing up to 189 dwelling units, approximately 4,078 square feet of ground floor retail space, and an underground garage with 78 stalls that can accommodate up to 135 parking spaces using mechanical stackers and valet service (the same amount of parking requested in the original 150-foot project proposal.) The Planning Commission will consider both variants described above. The 250-foot project variant would require the requested change from a 150-S Height and Bulk District to a 250-S Height and Bulk District as described above, which would ultimately require the Board of Supervisors' approval of an amendment to the Downtown Element of the General Plan and an amendment to the existing Height and Bulk District Map, with the recommendation of the Planning Commission.
Preliminary Recommendation: Adoption of CEQA findings and Mitigated Negative Declaration.

- 15b. 2004.0852EMZXCVCV (A. LIGHT: (415) 558-6254)
1 HAWTHORNE PLACE (a.k.a. 645 HOWARD STREET) - southeast corner of intersection with Howard Street, Lot 047, in Assessor's Block 3735 - **Request for adoption of a resolution recommending to the Board of Supervisors a General Plan amendment to amend Map 5** ("Proposed Height and Bulk Districts") of the Downtown Element of the San Francisco General Plan changing the height limit for the subject property from 150 feet to 250 feet. The subject property lies within a C-3-O(SD) (Downtown, Office, Special) Zoning District, and currently within a 150-S Height and Bulk District. See item "a" above for a project description.
Preliminary Recommendation: Adoption of Resolution
- 15c. 2004.0852EMZXCVCV (A. LIGHT: (415) 558-6254)
1 HAWTHORNE PLACE (a.k.a. 645 HOWARD STREET) - southeast corner of intersection with Howard Street, Lot 047, in Assessor's Block 3735 - **Request for adoption of a resolution recommending that the Board of Supervisors approve a Height and Bulk Zoning Map Amendment of Map 1H** to change the subject property from a 150-S Height and Bulk District to a 250-S Height and Bulk District. The subject property lies within a C-3-O(SD) (Downtown, Office, Special) Zoning District, and currently within a 150-S Height and Bulk District. See item "a" above for a project description.
Preliminary Recommendation: Adoption of Resolution
- 15d. 2004.0852EMZXCVCV (A. LIGHT: (415) 558-6254)
1 HAWTHORNE PLACE (a.k.a. 645 HOWARD STREET) - southeast corner of intersection with Howard Street, Lot 047, in Assessor's Block 3735 - **Request for a Determination of Compliance under Section 309 of the Planning Code with exceptions** for separation of towers, rear yard, ground level wind currents, independently-accessible parking, freight and loading, and bulk requirements. The subject property lies within a C-3-O (SD) (Downtown, Office, Special) Zoning District, and currently within a 150-S Height and Bulk District. See item "a" above for a project description.
Preliminary Recommendation: Approval with Conditions
- 15e. 2004.0852EMZXCVCV (A. LIGHT: (415) 558-6254)
1 HAWTHORNE PLACE (a.k.a. 645 HOWARD STREET) - southeast corner of intersection with Howard Street, Lot 047, in Assessor's Block 3735 - **Request for a Conditional Use authorization** to permit non-accessory parking and increased residential density. The project lies within a C-3-O(SD) (Downtown, Office, Special) Zoning District, and currently within a 150-S Height and Bulk District. See item "a" above for a project description.
Preliminary Recommendation: Approval with Conditions
- 15f. 2004.0852EMZXCVCV (A. LIGHT: (415) 558-6254)
1 HAWTHORNE PLACE (a.k.a. 645 HOWARD STREET) - southeast corner of intersection with Howard Street, Lot 047, in Assessor's Block 3735 - **Request for a Variance** for dwelling unit exposure requirements under Section 140 of the Planning Code. The project lies within a C-3-O(SD) (Downtown, Office, Special) Zoning District, and currently within a 150-S Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission at this same hearing. See item "a" above for a project description.

16. 2006 0090T (J. SWITZKY: (415) 575-6815)
OFF-STREET PARKING IN C-3 ZONING DISTRICTS - Ordinance (File 060036)
introduced by Supervisor Alioto-Pier on January 10, 2006 and referred to the Planning Commission on January 18, 2006, amending the San Francisco Planning Code by amending Sections 123, 151.1, 151.2, 154.1, 155, 155.5, 157, 166, 167, 204.5, 303, 309, 790.10, and 890.10 to alter controls regarding required and allowed off-street parking for residential uses in C-3 zoning districts, Floor Area Ratio exemptions and incentives related to parking, bicycle parking, car sharing (including definitions and certification of car sharing organizations), separating housing costs from parking costs, urban design requirements for parking, and adopting findings.
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Adjournment:

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, March 30, 2006*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, March 30, 2006* has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, April 6, 2006*.

Linda D. Avery
Commission Secretary

DOCUMENTS DEPT.

MAR 23 2006

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PLANNING COMMISSION ROSTER

PRESIDENT	SUE LEE
VICE-PRESIDENT	DWIGHT ALEXANDER
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	SHELLEY BRADFORD BELL
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	CHRISTINA OLAGUE

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 6, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAR 30 2006

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PUBLIC LIBRARY

03-30-07P04:32 RCVD

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

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and

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days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
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- 4) Public Correspondence

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ROLL CALL: Commission President: Sue Lee
 Commission Vice-President: Dwight S. Alexander
 Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
 William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.1042D (R. CRAWFORD: (415) 558-6358)
69 GARCIA AVENUE - northeast side between Idora Avenue and Edgehill Way Assessor's Block 2936A Lot 001D - **Request for Discretionary Review** of Building Permit Application No. 2005 0714 7578 to construct a new single family dwelling, 4 stories over a garage in the front and 2 stories in the rear, on a steeply sloping vacant lot in an RH-1(D) (Residential House, One Family Detached) District, and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
 (Continued from Regular Meeting of January 26, 2006)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

- 2a. 2005.0946XV (A. LIGHT: (415) 558-6254)
153 KEARNY STREET - west side between Post and Sutter Streets, former Lot 2, new ownership lots 10, 11, 12 and 13, in Assessor's Block 293 - **Request for a Determination of Compliance** under Section 309 of the Planning Code to permit conversion of an existing office building to approximately 45 residential dwelling units, with an exception to the Planning Code rear yard requirement, for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The proposal is to convert the existing office use on floors two (formerly the mezzanine level) through seven of the subject building to approximately 45 dwelling units, retaining the existing ground floor retail uses. The granting of a determination of compliance would be subject to the granting of variances for the three following aspects of the project: 1) Open space is proposed for the rooftop of the subject building, but less would be provided than the minimum required by the Planning Code due to necessary roof top equipment, stair and elevator penthouses, existing sky lights and fire code restrictions; 2) No parking would be provided in order to preserve the building's historic façade and to avoid creating automobile/pedestrian conflicts; 3) Sixteen of the 45 units would receive light and air from an interior courtyard that falls short in one direction of the minimum dimensional requirements for interior courtyards per the provisions of Section 140 of the Planning Code.
 Preliminary Recommendation: Approval with Conditions
 (Continued from Regular Meeting of March 2, 2006)
(Proposed for continuance to April 13, 2006)

- 2b. 2005.0946XV (A. LIGHT: (415) 558-6254)
153 KEARNY STREET - west side between Post and Sutter Streets, former Lot 2, new ownership lots 10, 11, 12, and 13, in Assessor's Block 293 - **Request for residential open space, dwelling unit exposure, and parking variances** as described in item "a" above; for the subject property, which is in the C-3-O Zoning District and a 80-130-F

Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. See Item "a" above for a project description.
(Continued from Regular Meeting of March 2, 2006)
(Proposed for Continuance to April 13, 2006)

3. 2004.0973C (M. WOODS: (415) 558-6315)
7070 CALIFORNIA STREET (A.K.A. 229 - 32ND AVENUE) - north side on a through lot to El Camino del Mar between 32ND Avenue and Lincoln Park; Lot 37 in Assessor's Block 1392 - **Request for Conditional Use authorization** under Sections 209.3(g), 303 and 304 of the Planning Code to modify a previously approved Planned Unit Development under Motion No. 13678 for Case No. 1994.003C for a private elementary and middle school for girls (Kindergarten through grade 8), The Katherine Delmar Burke School, to allow the construction of a new two-story arts and sciences building, and the renovation of existing facilities, in an RH-1(D) (House, One-Family Detached Dwelling) Zoning District and a 40-X Height and Bulk District. The Planned Unit Development would include an exception to rear yard requirements of the Planning Code.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of March 2, 2006)
(Proposed for Continuance to April 20, 2006)
4. 2005.1071C (J. MILLER: (415) 558-6344)
1800 MASON STREET - northeast corner at Union Street, Lot 016 in Assessor's Block 0101, in the North Beach Neighborhood Commercial District ("NCD") and a 40-X Height and Bulk District - **Request for Conditional Use authorization** for the addition of a "Bar" to an existing "Full-Service Restaurant" (dba "Trattoria Contadina") that serves beer and wine. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 27, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption:
- Draft Minutes of Regular Meeting of October 20, 2005.
 - Draft Minutes of Regular Meeting of November 10, 2005.
 - Draft Minutes of Regular Meeting of December 1, 2005.
(Continued from Regular Meeting of March 23, 2006)
 - Draft Minutes of Regular Meeting of December 8, 2005.
 - Draft Minutes of Regular Meeting of December 15, 2005.
6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 2001.1149E (D. SOKOLOVE: (415) 558-5971)
SUNOL/NILES DAM REMOVAL - Certification of the Final Environmental Impact Report prepared for the removal of Niles and Sunol Dams, which are located in the Niles Canyon reach of Alameda Creek in Alameda County. The purpose of the project is to remove barriers to fish passage and reduce an existing public safety hazard. Both dams are considered historical resources and are individually eligible for the National Register of Historic Places and the California Register of Historical Resources.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 7, 2005. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
Preliminary Recommendation: Certify Environmental Impact Report
(Continued from Regular Meeting of March 16, 2006)

G. REGULAR CALENDAR

10. 2006.0088C (A. HESIK: (415) 558-6602)
594 CHESTNUT STREET - northeast corner at Mason Street (a.k.a. 2200 Mason Street), Lot 015 in Assessor's Block 0052 - **Request for Conditional Use authorization** to establish a small self-service restaurant (d.b.a. "Café Capri") of approximately 645 square feet. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. The proposed use would occupy existing vacant ground-floor commercial space that was previously occupied by a retail use (d.b.a. "Sundance Floral Design"). There will be no physical expansion of the existing building or commercial space. The site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
11. 2005.0804C (S. MENDRIN; (415) 558-6625)
2155 WEBSTER STREET - northwest corner at the intersection of Webster Street and Sacramento Street; Lots 016, 017, 018, 034, 037 and 038, in Assessor's Block 0629 - **Request for Conditional Use authorization** pursuant to Section 209.6 of the Planning Code to install a total of six (6) antennas and related equipment cabinets on the roof and penthouse of an existing 112-foot tall commercial structure, known as the University of the Pacific Building, as part of T-Mobile's wireless telecommunications network within an RM-1 (Residential-Mixed) District and a 160-F Height and Bulk District. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a school, which is a publicly used structure.
Preliminary Recommendation: Approval with Conditions
12. 2005.0740C (M. GLUECKERT: (415) 558-6543)
988-992 HOWARD STREET - at the northwest corner of Howard and Sixth Streets; Lot 025, Assessor's Block 3725 - **Request for Conditional Use authorization** under Planning Code Sections 815.72 and 890.80 to install a wireless telecommunications facility consisting of three panel antennas and related equipment. The antennas and

equipment are proposed in Location Preference 4 (Preferred Location - Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of Sprint PCS's Wireless telecommunications network within a RSD (Residential/Service Mixed Use) Zoning District, SOMA Quake Recovery District, and a 85-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 13a. 2005.1056CV (M. SMITH: (415) 558-6322)
590 CASTRO STREET – northwest corner at 19th Street, Lot 016 in Assessor's Block 2695 - **Request for Conditional Use authorization** pursuant to Planning Code Section 161(j) to allow for the addition of two dwelling units to a mixed-use building without providing the requisite two additional off-street parking spaces, located in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 13b. 2005.1056CV (M. SMITH: (415) 558-6322)
590 CASTRO STREET – northwest corner at 19th Street, Lot 016 in Assessor's Block 2695 - **Request for an Open Space Variance** pursuant to Planning Code Section 135 to allow for the addition of two dwelling units to a mixed-use building without providing the requisite usable open space, located in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
14. 2006.0076D (M. SMITH: (415) 558-6322)
538 LAIDLEY STREET- west side between Castro and Roanoke Streets, Lot 012 in Assessor's Block 6728 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.14.3283, to construct a two-story over garage single-family dwelling on a vacant lot, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
15. 2006.0218D (C. JAROSLAWSKY (415) 558-6348)
33 FARNUM STREET - east side between Addition and Moffitt Streets; Lot 004 in Assessor's Block 7545 - **Staff Initiated Discretionary Review** of Building Permit Application No. 2005.09.21.3491, to expand the first level at rear and add a third level onto a single-family structure in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take discretionary review and modify the project.
16. 2003.0410E (W. WYCKO: (415) 558-5972)
3575 GEARY BOULEVARD SENIOR HEALTH SERVICES FACILITY & AFFORDABLE SENIOR HOUSING PROJECT - **Certification of Final Environmental Impact Report** - The project site is at 3575 Geary Boulevard between Arguello Boulevard and Stanyan Street in Assessor's Block 1083, Lot 2 and Assessor's Block 1084, Lot 4. The site is zoned NC-3 (Moderate-Scale Neighborhood Commercial) District and is in an 80-A Height and Bulk District. The project sponsor proposes to develop a senior health services facility and 30 supportive housing units for independent seniors with special needs, to be operated by the Institute on Aging (IOA), as well as an additional 120 affordable dwelling units for independent seniors, built by BRIDGE Housing. These uses would operate in a new six-story building totaling 177,600 gross square feet (gsf), with approximately 122,140 gsf used for the supportive housing units for independent seniors and affordable housing units for independent seniors, and approximately 55,450 gsf for IOA senior health services and program space. On the sloped project site, the new building would be up to 72 feet in height along Geary Boulevard and up to 59.5 feet in height along its frontage at Almaden Court. The first floor of the building, a portion of the

second floor and a portion of one below-grade level of space would be devoted to IOA's offices, senior health services facilities, and meeting space. The proposed senior health +services facilities would consolidate, replace, and expand similar existing IOA operations in the area. A portion of the second floor of the building would also be devoted to 30 supportive housing units for independent seniors with special needs. The upper four stories would provide a total of 120 studio, one- and two-bedroom units affordable to seniors earning up to 50 percent of area median income. A one-level, underground parking garage with 67 spaces, and a ground floor loading area within a porte-cochere with two loading spaces totaling approximately 37,200 gsf, would be provided for use by IOA staff, service providers, and residents. The existing single-screen, 33,000 gsf Coronet Theater, and an adjacent surface parking lot with 93 parking spaces, would be demolished to accommodate the project. The project would require a conditional use authorization, authorization as a Planned Unit Development (PUD), and approvals by the Department of Public Works and Department of Parking and Traffic.

NOTE: The public hearing on the Draft EIR is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certification of the Final EIR
(Continued from Regular Meeting of March 16, 2006)

17. 2003.0410C (M. WOODS: (415) 558-6315)
3575 GEARY BOULEVARD - south side between Arguello Boulevard and Stryan Street; Lot 2 in Assessor's Block 1083 and Lot 4 in Assessor's Block 1084 - **Request for Conditional Use authorization** under Sections 121.1, 121.2, 134, 135, 140, 151, 152, 271, 303, 304, 712.11, 712.21 of the Planning Code to allow a Planned Unit Development on an approximately 45,920 square-foot lot for the construction of a 54- to 72-foot high, six-story mixed-use development consisting of up to 150 senior housing units, and approximately 55,500 square feet of senior program spaces for office, senior health services, and meeting rooms, and up to 67 underground parking spaces, in an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and an 80-A Height and Bulk District. The Planned Unit Development would include exceptions to rear yard, dwelling unit exposure, usable open space, off-street parking, off-street loading, and bulk limit requirements of the Planning Code.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 16, 2006)

18. 2006.0384B (C. NIKITAS: (415) 558-6306 & P. ARCE: (415) 749-2416)
409 & 499 ILLINOIS STREET, AKA 201 SIXTEENTH STREET - southeast corner, Lot 001 in Assessor's Block 3940 (aka Mission Bay South Block X-4) - **Request for design approval and project authorization** to construct a nine-story, 90-foot tall office building also containing approximately 14,312 square feet of retail space and up to 630 off-street parking spaces. The project would occupy a now-vacant lot that was previously occupied by retail, restaurant and parking uses. The site is within the Mission Bay South Redevelopment Area, in a Commercial-Industrial-Retail Zoning District, and an HZ-5 Height District.
Preliminary Recommendation: Approval with Conditions

19. 2006.0093ET (E. FORBES: (415) 558-6417)
GENERAL ADVERTISING SIGNS ORDINANCE - **Board File No. 052021** - **Amendments relating to the relocation of general advertising signs Ordinance introduced by Supervisor Peskin** amending sections of the Administrative and Planning Codes in order to establish procedures, criteria, fees, and other requirements relating to the relocation of general advertising signs.
(Continued from Regular Meeting of March 23, 2006)

(J. IONIN: (415) 558-6309)

20. DWELLING UNIT MERGER POLICY - **Mandatory Discretionary Review Policy for Dwelling Unit Mergers.** Planning Department presentation of new guidelines, policy objectives, and implementation alternatives for Planning Commission consideration. Preliminary Recommendation: Approval.

(Continued from Regular Meeting of January 26, 2006)

NOTE: On January 26, 2006, following public testimony, the Commission closed public hearing and continued the matter, by a vote +5 -0. Commissioner Hughes and Lee were absent. Public hearing remains open to address any new information presented.

H. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

CORRECTION
SAN FRANCISCO
PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 6, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAR 31 2006

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03-31-07A07-96 RCV0

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization,

or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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COMMUNICATIONS

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1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.1042D (R. CRAWFORD: (415) 558-6358)
69 GARCIA AVENUE - northeast side between Idora Avenue and Edgehill Way
Assessor's Block 2936A Lot 001D - **Request for Discretionary Review** of Building
Permit Application No. 2005 0714 7578 to construct a new single family dwelling, 4
stories over a garage in the front and 2 stories in the rear, on a steeply sloping vacant lot
in an RH-1(D) (Residential House, One Family Detached) District, and a 40-X Height and
Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the
Project.

(Continued from Regular Meeting of January 26, 2006)

DISCRETIONARY REVIEW APPLICATION WITHDRAWN

- 2a. 2005.0946XV (A. LIGHT: (415) 558-6254)
153 KEARNY STREET - west side between Post and Sutter Streets, former Lot 2, new
ownership lots 10, 11, 12 and 13, in Assessor's Block 293 - **Request for a
Determination of Compliance** under Section 309 of the Planning Code to permit
conversion of an existing office building to approximately 45 residential dwelling units,
with an exception to the Planning Code rear yard requirement, for the subject property,
which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. . The
proposal is to convert the existing office use on floors two (formerly the mezzanine level)
through seven of the subject building to approximately 45 dwelling units, retaining the
existing ground floor retail uses. The granting of a determination of compliance would be
subject to the granting of variances for the three following aspects of the project: 1) Open
space is proposed for the rooftop of the subject building, but less would be provided than
the minimum required by the Planning Code due to necessary roof top equipment, stair
and elevator penthouses, existing sky lights and fire code restrictions; 2) No parking
would be provided in order to preserve the building's historic façade and to avoid creating
automobile/pedestrian conflicts; 3) Sixteen of the 45 units would receive light and air from
an interior courtyard that falls short in one direction of the minimum dimensional
requirements for interior courtyards per the provisions of Section 140 of the Planning
Code.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of March 2, 2006)

(Proposed for continuance to April 13, 2006)

- 2b. 2005.0946XV (A. LIGHT: (415) 558-6254)

- 153 KEARNY STREET - west side between Post and Sutter Streets, former Lot 2, new ownership lots 10, 11, 12, and 13, in Assessor's Block 293 - **Request for residential open space, dwelling unit exposre, and parking variances** as deccribed in item "a" above; for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. See Item "a" above for a project description. (Continued from Regular Meeting of March 2, 2006)
(Proposed for Continuance to April 13, 2006)
3. 2004.0973C (M. WOODS: (415) 558-6315)
7070 CALIFORNIA STREET (A.K.A. 229 - 32ND AVENUE) - north side on a through lot to El Camino del Mar between 32nd Avenue and Lincoln Park; Lot 37 in Assessor's Block 1392 - **Request for Conditional Use authorization** under Sections 209.3(g), 303 and 304 of the Planning Code to modify a previously approved Planned Unit Development under Motion No. 13678 for Case No. 1994.003C for a private elementary and middle school for girls (Kindergarten through grade 8), The Katherine Delmar Burke School, to allow the construction of a new two-story arts and sciences building, and the renovation of existing facilities, in an RH-1(D) (House, One-Family Detached Dwelling) Zoning District and a 40-X Height and Bulk District. The Planned Unit Development would include an exception to rear yard requirements of the Planning Code.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of March 2, 2006)
(Proposed for Continuance to April 20, 2006)
4. 2005.1071C (J. MILLER: (415) 558-6344)
1800 MASON STREET - northeast corner at Union Street, Lot 016 in Assessor's Block 0101, in the North Beach Neighborhood Commercial District ("NCD") and a 40-X Height and Bulk District - **Request for Conditional Use authorization** for the addition of a "Bar" to an existing "Full-Service Restaurant" (dba "Trattoria Contadina") that serves beer and wine. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 27, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption:
- Draft Minutes of Regular Meeting of October 20, 2005.
 - Draft Minutes of Regular Meeting of November 10, 2005.
 - Draft Minutes of Regular Meeting of December 1, 2005.
(Continued from Regular Meeting of March 23, 2006)
 - Draft Minutes of Regular Meeting of December 8, 2005.
 - Draft Minutes of Regular Meeting of December 15, 2005.

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With

respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 2001.1149E (D. SOKOLOVE: (415) 558-5971)
SUNOL/NILES DAM REMOVAL - Certification of the Final Environmental Impact Report prepared for the removal of Niles and Sunol Dams, which are located in the Niles Canyon reach of Alameda Creek in Alameda County. The purpose of the project is to remove barriers to fish passage and reduce an existing public safety hazard. Both dams are considered historical resources and are individually eligible for the National Register of Historic Places and the California Register of Historical Resources.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 7, 2005. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify Environmental Impact Report
(Continued from Regular Meeting of March 16, 2006)

10. 2003.0410E (W. WYCKO: (415) 558-5972)
3575 GEARY BOULEVARD SENIOR HEALTH SERVICES FACILITY & AFFORDABLE SENIOR HOUSING PROJECT - Certification of Final Environmental Impact Report - The project site is at 3575 Geary Boulevard between Arguello Boulevard and Stanyan Street in Assessor's Block 1083, Lot 2 and Assessor's Block 1084, Lot 4. The site is zoned NC-3 (Moderate-Scale Neighborhood Commercial) District and is in an 80-A Height and Bulk District. The project sponsor proposes to develop a senior health services facility and 30 supportive housing units for independent seniors with special needs, to be operated by the Institute on Aging (IOA), as well as an additional 120 affordable dwelling units for independent seniors, built by BRIDGE Housing. These uses would operate in a new six-story building totaling 177,600 gross square feet (gsf), with approximately 122,140 gsf used for the supportive housing units for independent seniors and affordable housing units for independent seniors, and approximately 55,450 gsf for IOA senior health services and program space. On the sloped project site, the new building would be up to 72 feet in height along Geary Boulevard and up to 59.5 feet in height along its frontage at Almaden Court. The first floor of the building, a portion of the second floor and a portion of one below-grade level of space would be devoted to IOA's offices, senior health services facilities, and meeting space. The proposed senior health +services facilities would consolidate, replace, and expand similar existing IOA operations in the area. A portion of the second floor of the building would also be devoted to 30 supportive housing units for independent seniors with special needs. The upper four stories would provide a total of 120 studio, one- and two-bedroom units affordable to seniors earning up to 50 percent of area median income. A one-level, underground parking garage with 67 spaces, and a ground floor loading area within a porte-cochere with two loading spaces totaling approximately 37,200 gsf, would be provided for use by IOA staff, service providers, and residents. The existing single-screen, 33,000 gsf Coronet Theater, and an adjacent surface parking lot with 93 parking

spaces, would be demolished to accommodate the project. The project would require a conditional use authorization, authorization as a Planned Unit Development (PUD), and approvals by the Department of Public Works and Department of Parking and Traffic.

NOTE: The public hearing on the Draft EIR is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certification of the Final EIR

(Continued from Regular Meeting of March 16, 2006)

G. REGULAR CALENDAR

11. 2003.0410C (M. WOODS: (415) 558-6315)
3575 GEARY BOULEVARD - south side between Arguello Boulevard and Stanyan Street; Lot 2 in Assessor's Block 1083 and Lot 4 in Assessor's Block 1084 - **Request for Conditional Use authorization** under Sections 121.1, 121.2, 134, 135, 140, 151, 152, 271, 303, 304, 712.11, 712.21 of the Planning Code to allow a Planned Unit Development on an approximately 45,920 square-foot lot for the construction of a 54- to 72-foot high, six-story mixed-use development consisting of up to 150 senior housing units, and approximately 55,500 square feet of senior program spaces for office, senior health services, and meeting rooms, and up to 67 underground parking spaces, in an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and an 80-A Height and Bulk District. The Planned Unit Development would include exceptions to rear yard, dwelling unit exposure, usable open space, off-street parking, off-street loading, and bulk limit requirements of the Planning Code.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 16, 2006)
12. 2006.0088C (A. HESIK: (415) 558-6602)
594 CHESTNUT STREET - northeast corner at Mason Street (a.k.a. 2200 Mason Street), Lot 015 in Assessor's Block 0052 - **Request for Conditional Use authorization** to establish a small self-service restaurant (d.b.a. "Café Capri") of approximately 645 square feet. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. The proposed use would occupy existing vacant ground-floor commercial space that was previously occupied by a retail use (d.b.a. "Sundance Floral Design"). There will be no physical expansion of the existing building or commercial space. The site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
13. 2005.0804C (S. MENDRIN: (415) 558-6625)
2155 WEBSTER STREET - northwest corner at the intersection of Webster Street and Sacramento Street; Lots 016, 017, 018, 034, 037 and 038, in Assessor's Block 0629 - **Request for Conditional Use authorization** pursuant to Section 209.6 of the Planning Code to install a total of six (6) antennas and related equipment cabinets on the roof and penthouse of an existing 112-foot tall commercial structure, known as the University of the Pacific Building, as part of T-Mobile's wireless telecommunications network within an RM-1 (Residential-Mixed) District and a 160-F Height and Bulk District. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a school, which is a publicly used structure.
Preliminary Recommendation: Approval with Conditions
14. 2005.0740C (M. GLUECKERT: (415) 558-6543)
988-992 HOWARD STREET - at the northwest corner of Howard and Sixth Streets; Lot 025, Assessor's Block 3725 - **Request for Conditional Use authorization** under Planning Code Sections 815.72 and 890.80 to install a wireless telecommunications

facility consisting of three panel antennas and related equipment. The antennas and equipment are proposed in Location Preference 4 (Preferred Location - Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of Sprint PCS's Wireless telecommunications network within a RSD (Residential/Service Mixed Use) Zoning District, SOMA Quake Recovery District, and a 85-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 15a. 2005.1056CV (M. SMITH: (415) 558-6322)
590 CASTRO STREET – northwest corner at 19th Street, Lot 016 in Assessor's Block 2695 - **Request for Conditional Use authorization** pursuant to Planning Code Section 161(j) to allow for the addition of two dwelling units to a mixed-use building without providing the requisite two additional off-street parking spaces, located in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 15b. 2005.1056CV (M. SMITH: (415) 558-6322)
590 CASTRO STREET – northwest corner at 19th Street, Lot 016 in Assessor's Block 2695 - **Request for an Open Space Variance** pursuant to Planning Code Section 135 to allow for the addition of two dwelling units to a mixed-use building without providing the requisite usable open space, located in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
16. 2006.0076D (M. SMITH: (415) 558-6322)
538 LAIDLEY STREET- west side between Castro and Roanoke Streets, Lot 012 in Assessor's Block 6728 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.14.3283, to construct a two-story over garage single-family dwelling on a vacant lot, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
17. 2006.0218D (C. JAROSLAWSKY (415) 558-6348)
33 FARNUM STREET - east side between Addition and Moffitt Streets; Lot 004 in Assessor's Block 7545 - **Staff Initiated Discretionary Review** of Building Permit Application No. 2005.09.21.3491, to expand the first level at rear and add a third level onto a single-family structure in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take discretionary review and modify the project.
18. 2006.0384B (C. NIKITAS: (415) 558-6306 & P. ARCE: (415) 749-2416)
409 & 499 ILLINOIS STREET, AKA 201 SIXTEENTH STREET - southeast corner, Lot 001 in Assessor's Block 3940 (aka Mission Bay South Block X-4) - **Request for design approval and project authorization** to construct a nine-story, 90-foot tall office building also containing approximately 14,312 square feet of retail space and up to 630 off-street parking spaces. The project would occupy a now-vacant lot that was previously occupied by retail, restaurant and parking uses. The site is within the Mission Bay South Redevelopment Area, in a Commercial-Industrial-Retail Zoning District, and an HZ-5 Height District.
Preliminary Recommendation: Approval with Conditions
19. 2006.0093ET (E. FORBES: (415) 558-6417)
GENERAL ADVERTISING SIGNS ORDINANCE - **Board File No. 052021 - Amendments relating to the relocation of general advertising signs Ordinance introduced by Supervisor Peskin** amending sections of the Administrative and

Planning Codes in order to establish procedures, criteria, fees, and other requirements relating to the relocation of general advertising signs.

(Continued from Regular Meeting of March 23, 2006)

(J. IONIN: (415) 558-6309)

20. **DWELLING UNIT MERGER POLICY - Mandatory Discretionary Review Policy for Dwelling Unit Mergers.** Planning Department presentation of new guidelines, policy objectives, and implementation alternatives for Planning Commission consideration. Preliminary Recommendation: Approval.

(Continued from Regular Meeting of January 26, 2006)

NOTE: On January 26, 2006, following public testimony, the Commission closed public hearing and continued the matter, by a vote +5 -0. Commissioner Hughes and Lee were absent. Public hearing remains open to address any new information presented.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

CORRECTION-2
SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 6, 2006
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

MAR 31 2006

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03-31-07A10:12 RCVD

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

*View the broadcast live, Thursdays on Cable Channel 78.
and*

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at adstf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.1042D (R. CRAWFORD: (415) 558-6358)
69 GARCIA AVENUE - northeast side between Idora Avenue and Edgell Way
Assessor's Block 2936A Lot 001D - **Request for Discretionary Review** of Building
Permit Application No. 2005 0714 7578 to construct a new single family dwelling, 4
stories over a garage in the front and 2 stories in the rear, on a steeply sloping vacant lot
in an RH-1(D) (Residential House, One Family Detached) District, and a 40-X Height and
Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the
Project.
(Continued from Regular Meeting of January 26, 2006)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

- 2a. 2005.0946XV (A. LIGHT: (415) 558-6254)
153 KEARNY STREET - west side between Post and Sutter Streets, former Lot 2, new
ownership lots 10, 11, 12 and 13, in Assessor's Block 293 - **Request for a
Determination of Compliance** under Section 309 of the Planning Code to permit
conversion of an existing office building to approximately 45 residential dwelling units,
with an exception to the Planning Code rear yard requirement, for the subject property,
which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. . The
proposal is to convert the existing office use on floors two (formerly the mezzanine level)
through seven of the subject building to approximately 45 dwelling units, retaining the
existing ground floor retail uses. The granting of a determination of compliance would be
subject to the granting of variances for the three following aspects of the project: 1) Open
space is proposed for the rooftop of the subject building, but less would be provided than
the minimum required by the Planning Code due to necessary roof top equipment, stair
and elevator penthouses, existing sky lights and fire code restrictions; 2) No parking
would be provided in order to preserve the building's historic façade and to avoid creating
automobile/pedestrian conflicts; 3) Sixteen of the 45 units would receive light and air from
an interior courtyard that falls short in one direction of the minimum dimensional
requirements for interior courtyards per the provisions of Section 140 of the Planning
Code.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 2, 2006)
(Proposed for continuance to April 13, 2006)

- 2b. 2005.0946XV (A. LIGHT: (415) 558-6254)
153 KEARNY STREET - west side between Post and Sutter Streets, former Lot 2, new
ownership lots 10, 11, 12, and 13, in Assessor's Block 293 - **Request for residential**

open space, dwelling unit exposure, and parking variances as described in item "a" above; for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. See Item "a" above for a project description.
(Continued from Regular Meeting of March 2, 2006)
(Proposed for Continuance to April 13, 2006)

3. 2004.0973C (M. WOODS: (415) 558-6315)
7070 CALIFORNIA STREET (A.K.A. 229 - 32ND AVENUE) - north side on a through lot to El Camino del Mar between 32nd Avenue and Lincoln Park; Lot 37 in Assessor's Block 1392 - **Request for Conditional Use authorization** under Sections 209.3(g), 303 and 304 of the Planning Code to modify a previously approved Planned Unit Development under Motion No. 13678 for Case No. 1994.003C for a private elementary and middle school for girls (Kindergarten through grade 8), The Katherine Delmar Burke School, to allow the construction of a new two-story arts and sciences building, and the renovation of existing facilities, in an RH-1(D) (House, One-Family Detached Dwelling) Zoning District and a 40-X Height and Bulk District. The Planned Unit Development would include an exception to rear yard requirements of the Planning Code.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of March 2, 2006)
(Proposed for Continuance to April 20, 2006)
4. 2005.1071C (J. MILLER: (415) 558-6344)
1800 MASON STREET - northeast corner at Union Street, Lot 016 in Assessor's Block 0101, in the North Beach Neighborhood Commercial District ("NCD") and a 40-X Height and Bulk District - **Request for Conditional Use authorization** for the addition of a "Bar" to an existing "Full-Service Restaurant" (dba "Trattoria Contadina") that serves beer and wine. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 27, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption:
- Draft Minutes of Regular Meeting of October 20, 2005.
 - Draft Minutes of Regular Meeting of November 10, 2005.
 - Draft Minutes of Regular Meeting of December 1, 2005.
(Continued from Regular Meeting of March 23, 2006)
 - Draft Minutes of Regular Meeting of December 8, 2005.
 - Draft Minutes of Regular Meeting of December 15, 2005.
6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 2001.1149E (D. SOKOLOVE: (415) 558-5971)
SUNOL/NILES DAM REMOVAL - Certification of the Final Environmental Impact Report prepared for the removal of Niles and Sunol Dams, which are located in the Niles Canyon reach of Alameda Creek in Alameda County. The purpose of the project is to remove barriers to fish passage and reduce an existing public safety hazard. Both dams are considered historical resources and are individually eligible for the National Register of Historic Places and the California Register of Historical Resources.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 7, 2005. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify Environmental Impact Report
(Continued from Regular Meeting of March 16, 2006)

10. 2003.0410E (W. WYCKO: (415) 558-5972)
3575 GEARY BOULEVARD SENIOR HEALTH SERVICES FACILITY & AFFORDABLE SENIOR HOUSING PROJECT - Certification of Final Environmental Impact Report - The project site is at 3575 Geary Boulevard between Arguello Boulevard and Stanyan Street in Assessor's Block 1083, Lot 2 and Assessor's Block 1084, Lot 4. The site is zoned NC-3 (Moderate-Scale Neighborhood Commercial) District and is in an 8-A Height and Bulk District. The project sponsor proposes to develop a senior health services facility and 30 supportive housing units for independent seniors with special needs, to be operated by the Institute on Aging (IOA), as well as an additional 120 affordable dwelling units for independent seniors, built by BRIDGE Housing. These uses would operate in a new six-story building totaling 177,600 gross square feet (gsf), with approximately 122,140 gsf used for the supportive housing units for independent seniors and affordable housing units for independent seniors, and approximately 55,450 gsf for IOA senior health services and program space. On the sloped project site, the new building would be up to 72 feet in height along Geary Boulevard and up to 59.5 feet in height along its frontage at Almaden Court. The first floor of the building, a portion of the second floor and a portion of one below-grade level of space would be devoted to IOA's offices, senior health services facilities, and meeting space. The proposed senior health +services facilities would consolidate, replace, and expand similar existing IOA operations in the area. A portion of the second floor of the building would also be devoted to 30 supportive housing units for independent seniors with special needs. The upper four stories would provide a total of 120 studio, one- and two-bedroom units affordable to seniors earning up to 50 percent of area median income. A one-level, underground parking garage with 67 spaces, and a ground floor loading area within a porte-cochere with two loading spaces totaling approximately 37,200 gsf, would be provided for use by IOA staff, service providers, and residents. The existing single-screen, 33,000 gsf Coronet Theater, and an adjacent surface parking lot with 93 parking spaces, would be demolished to accommodate the project. The project would require a

conditional use authorization, authorization as a Planned Unit Development (PUD), and approvals by the Department of Public Works and Department of Parking and Traffic.

NOTE: The public hearing on the Draft EIR is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certification of the Final EIR

(Continued from Regular Meeting of March 16, 2006)

G. REGULAR CALENDAR

11. 2003.0410C (M. WOODS: (415) 558-6315)
3575 GEARY BOULEVARD - south side between Arguello Boulevard and Stanyan Street; Lot 2 in Assessor's Block 1083 and Lot 4 in Assessor's Block 1084 - **Request for Conditional Use authorization** under Sections 121.1, 121.2, 134, 135, 140, 151, 152, 271, 303, 304, 712.11, 712.21 of the Planning Code to allow a Planned Unit Development on an approximately 45,920 square-foot lot for the construction of a 54- to 72-foot high, six-story mixed-use development consisting of up to 150 senior housing units, and approximately 55,500 square feet of senior program spaces for office, senior health services, and meeting rooms, and up to 67 underground parking spaces, in an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and an 80-A Height and Bulk District. The Planned Unit Development would include exceptions to rear yard, dwelling unit exposure, usable open space, off-street parking, off-street loading, and bulk limit requirements of the Planning Code.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 16, 2006)
12. 2006.0088C (A. HESIK: (415) 558-6602)
594 CHESTNUT STREET - northeast corner at Mason Street (a.k.a. 2200 Mason Street), Lot 015 in Assessor's Block 0052 - **Request for Conditional Use authorization** to establish a small self-service restaurant (d.b.a. "Café Capri") of approximately 645 square feet. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. The proposed use would occupy existing vacant ground-floor commercial space that was previously occupied by a retail use (d.b.a. "Sundance Floral Design"). There will be no physical expansion of the existing building or commercial space. The site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
13. 2005.0804C (S. MENDRIN: (415) 558-6625)
2155 WEBSTER STREET - northwest corner at the intersection of Webster Street and Sacramento Street; Lots 016, 017, 018, 034, 037 and 038, in Assessor's Block 0629 - **Request for Conditional Use authorization** pursuant to Section 209.6 of the Planning Code to install a total of six (6) antennas and related equipment cabinets on the roof and penthouse of an existing 112-foot tall commercial structure, known as the University of the Pacific Building, as part of T-Mobile's wireless telecommunications network within an RM-1 (Residential-Mixed) District and a 160-F Height and Bulk District. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a school, which is a publicly used structure.
Preliminary Recommendation: Approval with Conditions
14. 2005.0740C (M. GLUECKERT: (415) 558-6543)
988-992 HOWARD STREET - at the northwest corner of Howard and Sixth Streets; Lot 025, Assessor's Block 3725 - **Request for Conditional Use authorization** under Planning Code Sections 815.72 and 890.80 to install a wireless telecommunications facility consisting of three panel antennas and related equipment. The antennas and

equipment are proposed in Location Preference 4 (Preferred Location - Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of Sprint PCS's Wireless telecommunications network within a RSD (Residential/Service Mixed Use) Zoning District, SOMA Quake Recovery District, and a 85-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

- 15a. 2005.1056CV (M. SMITH: (415) 558-6322)
590 CASTRO STREET – northwest corner at 19th Street, Lot 016 in Assessor's Block 2695 - **Request for Conditional Use authorization** pursuant to Planning Code Section 161(j) to allow for the addition of two dwelling units to a mixed-use building without providing the requisite two additional off-street parking spaces, located in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 15b. 2005.1056CV (M. SMITH: (415) 558-6322)
590 CASTRO STREET – northwest corner at 19th Street, Lot 016 in Assessor's Block 2695 - **Request for an Open Space Variance** pursuant to Planning Code Section 135 to allow for the addition of two dwelling units to a mixed-use building without providing the requisite usable open space, located in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
16. 2006.0076D (M. SMITH: (415) 558-6322)
538 LAIDLEY SREET- west side between Castro and Roanoke Streets, Lot 012 in Assessor's Block 6728 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.14.3283, to construct a two-story over garage single-family dwelling on a vacant lot, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
17. 2006.0218D (C. JAROSLAWSKY (415) 558-6348)
33 FARNUM STREET - east side between Addition and Moffitt Streets; Lot 004 in Assessor's Block 7545 - **Staff Initiated Discretionary Review** of Building Permit Application No. 2005.09.21.3491, to expand the first level at rear and add a third level onto a single-family structure in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take discretionary review and modify the project.
18. 2006.0384B (C. NIKITAS: (415) 558-6306 & P. ARCE: (415) 749-2416)
409 & 499 ILLINOIS STREET, AKA 201 SIXTEENTH STREET - southeast corner, Lot 001 in Assessor's Block 3940 (aka Mission Bay South Block X-4) - **Request for design approval and project authorization** to construct a six-story, 90-foot tall building requesting 430,000 square feet of office space and also containing approximately 14,312 square feet of retail space and up to 630 off-street parking spaces. The project would occupy a now-vacant lot that was previously occupied by retail, restaurant and parking uses. The site is within the Mission Bay South Redevelopment Area, in a Commercial-Industrial-Retail Zoning District, and an HZ-5 Height District.
Preliminary Recommendation: Approval with Conditions
19. 2006.0093ET (E. FORBES: (415) 558-6417)
GENERAL ADVERTISING SIGNS ORDINANCE - **Board File No. 052021 - Amendments relating to the relocation of general advertising signs Ordinance introduced by Supervisor Peskin** amending sections of the Administrative and

Planning Codes in order to establish procedures, criteria, fees, and other requirements relating to the relocation of general advertising signs.
(Continued from Regular Meeting of March 23, 2006)

(J. IONIN: (415) 558-6309)

20. **DWELLING UNIT MERGER POLICY - Mandatory Discretionary Review Policy for Dwelling Unit Mergers** Planning Department presentation of new guidelines, policy objectives, and implementation alternatives for Planning Commission consideration.
Preliminary Recommendation: Approval.
(Continued from Regular Meeting of January 26, 2006)
NOTE: On January 26, 2006, following public testimony, the Commission closed public hearing and continued the matter, by a vote +5 -0. Commissioner Hughes and Lee were absent. Public hearing remains open to address any new information presented.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**ADDENDUM
SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, April 6, 2006

1:30 PM

Regular Meeting

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

C. DIRECTOR'S REPORT

- 8a. (L. SCOTT: (415) 558-6317)
Resolution recognizing the professional contribution of May Fung to the San Francisco Planning Department.

DOCUMENTS DEPT.

APR - 4 2006

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 13, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR - 7 2006

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices *(67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings)*.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sttf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

ROLL CALL:	Commission President:	Sue Lee
	Commission Vice-President:	Dwight S. Alexander
	Commissioners:	Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1a. 2005.0713D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin Streets; Lot 006 in Assessor's Block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.03.11.7350 to demolish an existing single-family dwelling (the project also proposes the construction of a new single-family dwelling) in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.
 Preliminary Recommendation: Do not take DR and approve project as proposed.
 (Continued from Regular Meeting of March 9, 2006)
(Proposed for Continuance to May 4, 2006)

1b. 2005.1070D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin streets; lot 006 in assessor's block 5917 - **Mandatory Discretionary Review**, under the planning commission's policy requiring review of new construction as a result of housing demolition, of building permit application no. 2005.03.11.7348 for the new construction of a single-family dwelling in an rh-1 (residential, house, one-family) district with a 40-x height and bulk designation.
 Preliminary Recommendation: Do not take DR and approve project as proposed
 (Continued from Regular Meeting of March, 2006)
(Proposed for Continuance to May 4, 2006)

2a. 2005.0488CEV (T. TAM: (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787 - **Request for Conditional Use authorization**, pursuant to Planning Code Sections 817.16 and 890.88(c) to allow construction of up to 26 single room occupancy units. The project will include a two-story vertical addition to and conversion of an existing two-story-above-basement building with the existing Business - Service use in the basement retained. The property is in an SLI (Service, Light Industrial) District and a 65-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions.
 (Continued from Regular Meeting of March 16, 2006)
(Proposed for Continuance to May 4, 2006)

2b. 2005.0488CEV (T. TAM: (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787- Request for a **Variance from the Minimum Rear Yard, Parking, and Minimum Dimensions for Usable Open Space requirements** set forth in Planning Code Sections 134, 151, 135(f)(1), and 135(g)(2). Whereas the Planning Code requires a minimum rear yard of 15 feet for SRO projects in the South of Market Base District, the project proposes an inner court instead. Whereas the Planning Code requires a one parking space for each 20 units with a minimum of two off-street parking spaces, the

project proposes none. While the proposed project would exceed the minimum usable open space area required under Section 135(d)(2), the proposed project would not comply with the minimum horizontal and vertical dimensions for some portions of the proposed private and common usable open space. The property is in an SLI (Service, Light Industrial) District and a 65-X Height and Bulk District.

(Continued from Regular Meeting of March 16, 2006)

(Proposed for Continuance to May 4, 2006)

3. 2006.0090T (J. SWITZKY: (415) 575-6815)
OFF-STREET PARKING IN C-3 ZONING DISTRICTS - Ordinance (File 060036)
introduced by Supervisor Alioto-Pier on January 10, 2006 and referred to the Planning Commission on January 18, 2006, amending the San Francisco Planning Code by amending Sections 123, 151.1, 151.2, 154.1, 155, 155.5, 157, 166, 167, 204.5, 303, 309, 790.10, and 890.10 to alter controls regarding required and allowed off-street parking for residential uses in C-3 zoning districts, Floor Area Ratio exemptions and incentives related to parking, bicycle parking, car sharing (including definitions and certification of car sharing organizations), separating housing costs from parking costs, urban design requirements for parking, and adopting findings.
 (Continued from Regular Meeting of March 23, 2006)
PROPOSED LEGISLATION HAS BEEN WITHDRAWN
- 4a. 2004.0784D (D.SIROIS: (415) 558-6313)
1675 48TH AVENUE – west side, between Lawton & Moraga, Lot 018, Assessor's Block 1895 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2004.12.16.1606, to demolish an existing single-family dwelling in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.
(Proposed for Indefinite Continuance)
- 4b. 2004.0785D (D.SIROIS: (415) 558-6313)
1675 48TH AVENUE – west side, between Lawton & Moraga, Lot 018, Assessor's Block 1895 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential buildings in association with residential demolition, of Building Permit Application No. 2004.12.161608, proposing to construct a three-story, two unit residential building with two off-street parking in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and approve the New Construction Permit with modifications.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of July 14, 2005
 - Draft minutes of Regular Meeting of December 15, 2005
 (Continued from Regular Meeting of April 6, 2006)
 - Draft Minutes of Regular Meeting of March 9, 2006
6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 9a. 2005.0946XV (A. LIGHT: (415) 558-6254)
153 KEARNY STREET - west side between Post and Sutter Streets, former Lot 2, new ownership lots 10, 11, 12 and 13, in Assessor's Block 293 - **Request for a Determination of Compliance** under Section 309 of the Planning Code to permit conversion of an existing office building to approximately 45 residential dwelling units, with an exception to the Planning Code rear yard requirement, for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The proposal is to convert the existing office use on floors two (formerly the mezzanine level) through seven of the subject building to approximately 45 dwelling units, retaining the existing ground floor retail uses. The granting of a determination of compliance would be subject to the granting of variances for the three following aspects of the project: 1) Open space is proposed for the rooftop of the subject building, but less would be provided than the minimum required by the Planning Code due to necessary roof top equipment, stair and elevator penthouses, existing sky lights and fire code restrictions; 2) No parking would be provided in order to preserve the building's historic façade and to avoid creating automobile/pedestrian conflicts; 3) Sixteen of the 45 units would receive light and air from an interior courtyard that falls short in one direction of the minimum dimensional requirements for interior courtyards per the provisions of Section 140 of the Planning Code.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of April 6, 2006)

- 9b. 2005.0946XV (A. LIGHT: (415) 558-6254)
153 KEARNY STREET - west side between Post and Sutter Streets, former Lot 2, new ownership lots 10, 11, 12, and 13, in Assessor's Block 293 - **Request for residential open space, dwelling unit exposure, and parking variances** as described in item "a" above; for the subject property, which is in the C-3-O Zoning District and a 80-130-F Height and Bulk District. The Zoning Administrator will consider the variance application concurrently with the Planning Commission. See Item "a" above for a project description.
(Continued from Regular Meeting of April 6, 2006)

10. 2006.0332C (E. OROPEZA: (415) 558-6381)
2406 BRYANT STREET - the Northwest Corner of Bryant Street between 22nd and 23rd Street; Lot 039 in Assessor's Block 4150 - **Request for Conditional Use Authorization** to establish a small self-service restaurant on a site that has a Limited Commercial Use in the RH-3 (Residential House 3-Family) Zoning District, the Mission Alcoholic Beverage Special Use-Sub district, and a 40 foot Height and Bulk District, pursuant to Planning Code Sections 186 and 727.44. A small self-service restaurant (Planning Code Section 790.91) is limited to no more than 50 seats, 1,000 square feet in gross floor area, and requires Conditional Use Authorization.
Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

11. 2006.0046D (J. PURVIS: (415) 558-6354)
137 PORTER STREET - east side south of Benton Avenue; Lot 018 in Assessor's Block 5826 - **Request for Discretionary Review** of Building Permit Application No. 2005.09.14.2861 proposing the construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, and a 40-X Height and Bulk District and within the Bernal Heights Special Use District.
Preliminary Recommendation: Do not take Discretionary Review and approve the permit.
(Continued from Regular Meeting of March 23, 2006)
12. 2005.0402D (G. CABREROS: (415) 558-6169)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; Lot 022 in Assessor's Block 1076 - **Staff Initiated Discretionary Review** of Building Permit Application 2004.03.02.7604, to construct horizontal and vertical additions to the existing two-story, two-unit building resulting in a four-story, three-unit building in a RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 13a. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Conditional Use authorization** under Planning Code Sections 161(j), 303, and 712.70 to allow a reduction in the off-street parking requirement for dwelling units within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 65-B Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16727. The project also includes a Variance request for the off-street parking requirement for the proposed office and retail uses.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of March 16, 2006)
- 13b. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Off-Street Parking Variance** under Planning Code Section 151 to require off-street parking be provided in the minimum quantities specified per each principal use of a building over 5,000 square feet of gross floor area. A total of 13 independently accessible off-street parking spaces are required as a result of the proposed new uses on the first and second floors and none are provided. The Zoning Administrator will consider the variance application concurrently with the Planning Commission.
(Continued from Regular Meeting of March 16, 2006)

14. 2006.0145EJ (T. OJEDA: (415) 558-6251)
INCLUSIONARY AFFORDABLE HOUSING PROGRAM - Consideration of an ordinance initiated by Supervisor Sophie Maxwell on January 24, 2006 which would amend Planning Code Sections 315.2, 315.3, 315.4, 315.5, 315.6, and 315.8 to revise the Inclusionary Affordable Housing Program by: 1) amending methods of marketing the affordable units; 2) allowing developers, under certain conditions, the use of tax-exempt bonds in meeting their inclusionary housing requirements; 3) requiring that off-site units are located within one mile of the principal project and must be provided as rental housing for the life of the project, or as ownership housing affordable at 80% of area median income; 4) requiring disclosure of preferred alternative to on-site housing before receiving project approvals and this preferred alternative will be a condition of approval; 5) evaluating and revising separate monitoring systems with the goal of establishing a single monitoring system for all inclusionary affordable housing units located in San Francisco; 6) requiring annual adjustment of the in-lieu fee; 7) requiring the completion of the affordable housing impact study no later than July 1, 2006 and the establishment of a Technical Advisory Committee; and 8) applying legislated changes to the inclusionary affordable housing program to all development projects that have not received a building permit at the effective date of this ordinance; and make environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Request the Board of Supervisors to approve with modifications.
(Continued from Regular Meeting of March 23, 2006)

15. 2006.0092EJ (D. SIDER: (415) 558-6697)
PLANNING CODE AMENDMENTS RELATING TO MEDICAL CANNABIS DISPENSARIES (MCD'S) [BOARD FILE NO. 060032] On January 10, 2006, Supervisors Mirkarimi and Ma introduced legislation which would have allowed certain existing MCD's to relocate irrespective of Planning Code restrictions on the proximity of new MCD's to schools and recreation buildings. On March 28, 2006 a substitute Ordinance was introduced which instead would amend [1] grandfathering provisions for existing MCD's, [2] the definition of a 'recreation building' with respect to proximity restrictions for new and existing MCD's, and [3] noticing requirements for MCD permits. The substitute Ordinance would also modify portions of the Health Code in order to make amendments to the MCD permitting process and MCD permit provisions.
Preliminary Recommendation: Adoption

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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- (1) Responding to statements made or questions posed by members of the public; or
- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

& Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 20, 2006

1:30 PM
Regular Meeting

DOCUMENTS DEPT.

APR 14 2006

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2005.1093D (D. DIBARTOLO: (415) 558-6291)
2900 FULTON STREET - northwest corner at Fifth Avenue; Lot 017 in Assessor's Block 1648 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.24.7019S, proposing to alter the existing one-story commercial structure, by adding three floors, to contain four dwelling units over the ground floor commercial level; and, redesign of the ground level to include two separate retail spaces and façade alterations with a parking garage to accommodate four parking spaces, in an NC-1 (Neighborhood, Commercial, Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of February 16, 2006)
NOTE: On February 16, 2006, following public testimony, the Commission continued the matter to April 20, 2006. Public Hearing remains open to address new design.
(Proposed for Continuance to April 27, 2006)

- 1b. 2005.1093V (D. DIBARTOLO:(415) 558-6291)
2900 FULTON STREET - northwest corner at Fifth Avenue; Lot 017 in Assessor's Block 1648 - **Request for a Residential Open Space Variance** under Planning Code Section 135 to require either a total of 530 square feet of common usable open space, or 100 square feet per unit if the space is private. Three of the four new dwelling units would not have access to any on-site open space. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. See Item "a" above for a project description.
(Proposed for Continuance to April 27, 2006)

2. 2004.0973C (M. WOODS: (415) 558-6315)
7070 CALIFORNIA STREET (A.K.A. 229 - 32ND AVENUE) - north side on a through lot to El Camino del Mar between 32nd Avenue and Lincoln Park; Lot 37 in Assessor's Block 1392 - **Request for Conditional Use authorization** under Sections 209.3(g), 303 and 304 of the Planning Code to modify a previously approved Planned Unit Development under Motion No. 13678 for Case No. 1994.003C for a private elementary and middle school for girls (Kindergarten through grade 8), The Katherine Delmar Burke School, to allow the construction of a new two-story arts and sciences building, and the renovation of existing facilities, in an RH-1(D) (House, One-Family Detached Dwelling) Zoning District and a 40-X Height and Bulk District. The Planned Unit Development would include an exception to rear yard requirements of the Planning Code.
(Continued from Regular Meeting of April 6, 2006)
Preliminary Recommendation: Pending
(Proposed for Continuance to May 11, 2006)

3. 2006.0373TZ (K. RICH: (415) 558-6345)
JAPANTOWN SPECIAL USE DISTRICT - [Board File No. 060266] **Ordinance introduced by Supervisor Mirkarimi adding Planning Code section 249.31 establishing the Japantown Special Use District** for property generally bounded by Bush Street, Geary Boulevard, Laguna Street and Fillmore Street, and requiring a conditional use permit for any change in use in the district not otherwise prohibited.
(Proposed for Continuance to May 11, 2006)
4. 2004.0892EK (R. COOPER: (415) 558-6374)
1844 MARKET STREET - **Appeal of Preliminary Negative Declaration.** The proposed project at 1844 Market Street (Assessor's Block 0871, Lot 16) is the demolition of an existing two-story 32,000 gross-square-foot (gsf) commercial building, built in 1909, and construction of a new 153,254 gsf, eight-story, 80-foot-tall residential building with about 5,470 square feet of ground floor retail/commercial space and about 114 residential units. The project would also include a below-grade parking garage with 85 parking spaces, with ingress and egress from Waller Street. The site, which is located in the Hayes Valley area of the Market and Octavia Street neighborhood, is in the NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and an 80-A height and bulk district. The project would require Conditional Use Authorization as a Planned Unit Development (PUD).
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Proposed for Continuance to May 11, 2006)
5. 2004.0892EK (K. AMDUR: (415) 558-6351)
1844 MARKET STREET - north side of Market Street on a through lot that also fronts Waller Street, between Laguna and Octavia Streets, Lot 016 in Assessor's Block 0871 - **Adoption of environmental findings related to the adoption of the Mitigated Negative Declaration and Request for Conditional Use authorization** under Planning Code Section 303 to allow development on a lot larger than 10,000 square feet, and under Planning Code Section 304 for a Planned Unit Development ("PUD") to allow a greater density than would otherwise be allowed in the NC-3 district and to allow modifications to the following Code requirements including rear yard setback, bulk, measurement of building height, projection of bay windows, dwelling unit exposure, loading and off-street parking. The project would demolish the existing 2-story commercial building on the site and construct an eight-story mixed-use building with approximately 5,500 square feet of ground floor retail and commercial space, about 113 residential dwelling units, and up to 85 off-street parking spaces, on the subject property, which is in an NC-3 Zoning District and an 80-A Height and Bulk District. The subject site also lies within the Market and Octavia Neighborhood Plan (MOP) area.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 23, 2006)
(Proposed for Continuance to May 11, 2006)
- 6a. 2005.0543D (J. PURVIS: (415) 558-6354)
791 SAN BRUNO AVENUE – east side at 20th Street; Lot 17 in Assessor's Block 4075 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2005.04.04.9078, proposing the demolition of a one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Proposed for Continuance to May 25, 2006)
- 6b. 2005.0971D (J. PURVIS: (415) 558-6354)
791 SAN BRUNO AVENUE – east side at 20th Street; Lot 17 in Assessor's Block 4075 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review

of all replacement structures following residential demolition, of Building Permit Application No. 2005.04.04.9074 proposing the construction of a three-story-over-garage, single-family dwelling in an RH-2 (Residential, House, Two -Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Proposed for Continuance to May 25, 2006)

- 6c. 2005.1145D (J. PURVIS: (415) 558-6354)
791 SAN BRUNO AVENUE – east side at 20th Street; Lot 17 in Assessor's Block 4075 – **Request for Discretionary Review** of Building Permit Application No. 2005.04.04.9074 proposing the construction of a three-story-over-garage, single-family dwelling in an RH-2 (Residential, House, Two -Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Proposed for Continuance to May 25, 2006)
7. 2002.1263U (J. SWITZKY: (415) 575-6815)
333 FREMONT STREET - **Motion to Approve In-Kind Agreement to Satisfy Rincon Hill Community Infrastructure Impact Fee Requirement per Section 318.3(e)**. The Planning Commission approved a project at 333 Fremont Street on June 16, 2005, that includes approximately 88 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupiable square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project would require a payment of approximately \$800,000. The project sponsor has entered into an In-Kind Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to provide physical public improvements, equal to a portion of the value owed by the sponsor, and described in the Planning Code 318.6 and in the Rincon Hill Plan. The Sponsor will pay the balance of the fee obligation.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of March 23, 2006)
Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. REGULAR CALENDAR

11. 2006.0124C (M. LI: (415) 558-6386)
412 BROADWAY - north side between Kearny and Montgomery Streets, Lot 033 in Assessor's Block 0144 - **Request for conditional use authorization** to extend the hours of operation of the existing entertainment establishment (dba "Broadway Showgirls

Cabaret") of approximately 15,000 square feet. The business is currently open until 2:00AM, and the proposal is to extend the hours of operation until 4:00AM. There will be no physical expansion of the existing building or commercial space. The project site is within the Broadway Neighborhood Commercial District and a 65-A-1 Height and Bulk District.

Preliminary Recommendation: Disapproval

12. 2006.0187C (M. LI: (415) 558-6386)
2209 POLK STREET - west side between Green and Vallejo Streets, Lot 008 in Assessor's Block 0550 - **Request for conditional use authorization** to add a bar to the existing full-service restaurant (dba "Table Spoon") of approximately 2,000 square feet. The proposal consists of changing a Type 41 ABC license (on-sale beer and wine) to a Type 47 ABC license (on-sale general). There will be no physical expansion of the existing building or commercial space. The project site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
13. 2006.0056C (E. OROPEZA: (415) 558-6381)
317 CORTLAND AVENUE - the north side of Cortland Avenue between Bocana and Bennington Street; Lots 015 and 014 in Assessor's Block 5667 - **Request for Conditional Use authorization** pursuant to Planning Code Sections 161(j) and 303 for the reduction of off-street parking spaces for proposed dwelling units at 317 Cortland Avenue and for existing dwelling units at 331-333 Cortland Avenue, to demolish an existing two car garage and to allow in its place construction of a two-unit mixed-use building within the NC-2 (Small-Scale Neighborhood Commercial) District and a 40 -X height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 14a. 2005.0894CPR (M. SMITH: (415) 558-6322)
100 ARMORY DRIVE - west side between Sloat and Skyline Boulevards, Lot 005 in Assessor's Block 7281 - **Request by Verizon Wireless for Conditional Use Authorization** pursuant to Planning Code Section 234.2(a) to allow for the construction of a freestanding wireless telecommunications facility consisting of three (3) antennas mounted to a 50' tall monopole, located in a P (Public) District, Coastal Zone Special Use District, and a OS (Open Space) Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the site is a Preferred Location Preference 1 site as it is a public-use building
Preliminary Recommendation: Approval with Conditions
- 14b. 2005.0894CPR (M. SMITH: (415) 558-6322)
100 ARMORY DRIVE - west side between Sloat and Skyline Boulevards, Lot 005 in Assessor's Block 7281 - **Request by Verizon Wireless for Coastal Zone Permit authorization** pursuant to Planning Code Section 330 to allow for the construction of a freestanding wireless telecommunications facility consisting of three (3) antennas mounted to a 50' tall monopole, located in a P (Public) District, Coastal Zone Special Use District, and a OS (Open Space) Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 14c. 2005.0894CPR (M. SMITH: (415) 558-6322)
100 ARMORY DRIVE - west side between Sloat and Skyline Boulevards, Lot 005 in Assessor's Block 7281 - **Request by Verizon Wireless for a finding of consistency with the General Plan** pursuant to Section 4.105 of the City/County Charter to allow for the construction of a freestanding wireless telecommunications facility consisting of three (3) antennas mounted to a 50' tall monopole, located in a P (Public) District, Coastal Zone Special Use District, and a OS (Open Space) Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

15. 2005.0757C (M. SMITH: (415) 558-6322)
5131-5133 MISSION STREET - east side between Geneva and Amazon Avenues, Lot 013 in Assessor's Block 6410 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 712.43 to establish an 1,800 square-foot Chinese fast-food restaurant, located in a NC-3 (Moderate-Scale Neighborhood Commercial) District and 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
16. 2006.0209D (A. STARR: (415) 558-6362)
1638 LAKE STREET - north side between 18th and 17th Avenues; Lot 009 in Assessor's Block 1341- **Request for Discretionary Review** of Building Permit Application No. 2005.11.21.8667 proposing to extend the second story approximately 12' 6" into the rear yard, and to extend the first story approximately 19' 6" into the rear yard on a four-story, one-unit building in an RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation- Do not take Discretionary Review and approve project as submitted.
(Continued from Regular Meeting of March 16, 2006)
- 17a. 2005.0735D (J. PURVIS: (415) 558-6354)
64 PRENTISS STREET - west side north of Chapman Street; Lot 17 in Assessor's Block 5628 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2005.06.23.5943, proposing the demolition of a two-story, single-family dwelling in an RH-1 (Residential, House, Single-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 17b. 2005.1126D (J. PURVIS: (415) 558-6354)
64 PRENTISS STREET - west side north of Chapman Street; Lot 17 in Assessor's Block 5628 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2005.06.23.5948 proposing the construction of a two-story-over-garage, single-family dwelling in an RH-1 (Residential, House, Single-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve new construction.
- 17c. 2006.0377D (J. PURVIS: (415) 558-6354)
52 PRENTISS STREET - west side north of Chapman Street; Lot 16 in Assessor's Block 5628 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2005.06.23.5954 proposing the construction of a two-story-over-garage, single-family dwelling in an RH-1 (Residential, House, Single-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve new construction.
- 18a. 2006.0290XV (K. AMDUR: (415) 558-6351)
715-719 and 721 Market Street - south side between 3rd and 4th Streets, Lots 063 and 064 in Assessor's Block 3706 - **Request under Planning Code Section 309 for**

Determinations of Compliance and Request for an Exception to the rear yard requirement as permitted in Code Section 134(d), for the creation of five additional dwelling units, two on the roof of the 715-719 Market Street building, and three within the existing envelope of the 721 Market St. building. The site contains two existing adjacent buildings, one with 7 stories and one with 2 stories, that were approved by the Commission on May 5, 2005 (Case No. 2004.1431ECVX) for conversion from office to a mix of uses including up to 45 dwelling units, up to 45 parking spaces, three ground floor retail spaces totaling approximately 4,000 sq.ft. and approximately 5,300 sq.ft. of office space in the basement and on the ground floor. One of the proposed additional dwelling units would be located within the Code-required rear yard area. The project will be the subject of a concurrent variance hearing before the Zoning Administrator because two of the five additional units would not have Code-required dwelling unit exposure. The subject property is in a C-3-R (Downtown, Retail) Zoning District and a 120-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of March 23, 2006)

- 18b. 2006.0290XV (K. AMDUR: (415) 558-6351)
715-719 and 721 Market Street - south side between 3rd and 4th Streets, Lots 063 and 064 in Assessor's Block 3706 - **Request for a Variance** from dwelling unit exposure required under Planning Code Section 140. As stated in item "a" above, two of the five additional proposed dwelling units will not meet the exposure requirements of Section 140. The variance application will be heard by the Zoning Administrator concurrently with the Planning Commission. The subject property is in a C-3-R (Downtown, Retail) Zoning District and a 120-X Height and Bulk District. See item "a" above for the project description.

(Continued from Regular Meeting of March 23, 2006)

G. PUBLIC COMMENT

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- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 27, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR 21 2006

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7/06

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

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View the broadcast live, Thursdays on Cable Channel 78.

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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ROLL CALL:	Commission President:	Sue Lee
	Commission Vice-President:	Dwight S. Alexander
	Commissioners:	Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0450T (J. SWITZKY: (415) 575-6815)
C-3 DISTRICT PARKING MODIFICATIONS - Consideration of an Ordinance amending San Francisco Planning Code by amending Sections 102.9, 151, 151.1, 154, 155, 155.5, 166, 167, and 309 to modify controls in C-3 Zoning Districts regarding required and permitted off-street parking and loading, design of access to off-street parking and loading, separating parking costs from housing costs, and Floor Area Ratio as related to accessory off-street parking, and to modify controls in all districts regarding bicycle parking and car sharing, and adopting environmental findings and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
 Preliminary Recommendation: Approval.
(Proposed for continuance to May 11, 2006)

- 2a. 2006.0358X (M. SNYDER (415) 558-6891)
399 FREMONT STREET, northeast corner of Fremont Street and Harrison Street, Lots 001E, 002, and 006 of Assessor's Block 3747 -- **Request under proposed Planning Code Section 309.1 (Rincon Hill Downtown Residential District) for Determinations of Compliance**, and an exception to allow greater than one parking space for every two units (Planning Code sections 151.2 and 309.1(b)(1)(B), dwelling units exposure (Planning Code Sections 140 and 309.1(b)(1)(D), and to allow a portion of the parking garage above grade (Planning Code Section 827(7)(A) and 309.1(a)(D)). The project is to demolish the existing three buildings (375 Fremont Street, 385 Fremont Street and 399 Fremont Street) and construct a residential project that would consist of a tower reaching 400-feet (exclusive of mechanical penthouse and screening) that would be sited at the corner of Fremont Street and Harrison Street; the project would also consist of a podium structure that would align Fremont Street and Harrison Street and would feature townhouse units. The project would include approximately 432 dwelling units and up to 432 parking spaces (one half of which would be independently accessible). The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
(Proposed for continuance to May 18, 2006)

- 2b. 2006.0358V (M. SNYDER (415) 558-6891)
399 FREMONT STREET, northeast corner of Fremont Street and Harrison Street, Lots 001E, 002, and 006 of Assessor's Block 3747 -- Request for a Variance to vary the specification for front entry stoops; **Planning Code Section 827(d)(5)(C)** requires that along the subject portion of Fremont Street, residential entries have front stoops that have a height of at least three-feet on average. As proposed, the required townhouse units would feature ramps that would lead to stoops that would be less than three-feet above grade on average. The subject property is

located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
(Proposed for continuance to May 18, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 6a. 2005.1203CV (K. CONNER: (415) 575-6914)
427 472 DIAMOND STREET - west side between 22nd and 21st Streets; Lot 013 in Assessor's Block 2768 - **Request for Conditional Use authorization** pursuant to Section 209.1 (g) of the Planning Code to allow for a third unit on a 5,784 square foot lot within the RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

- 6b. 2005.1203CV (K. CONNER: (415) 575-6914)
427 472 DIAMOND STREET - west side between 22nd and 21st Streets; Lot 013 in Assessor's Block 2768 - **Request for Off-Street Parking Variance** pursuant to Section 151 of the Planning Code, which requires one off-street parking space be provided for each proposed dwelling unit. The project is to allow for a third unit without the required on-site parking within the RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

- 7a. 2005.0367D (D. SIROIS: (415) 558-6313)
465 HOFFMAN AVENUE - east side, between 24th & 25th Street, Lot 019, Assessor's Block 6503 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2005.08.11.0114, to demolish an existing single-family dwelling in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.

- 7b. 2005.0761D (D.SIROIS: (415) 558-6313)
465 HOFFMAN AVENUE - east side, between 24th & 25th Street, Lot 019, Assessor's Block 6503 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.08.11.0120, proposing to construct a three-story, two unit residential building with two off-street parking in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the New Construction Permit.
8. 2005.0475EKX (D. DIBARTOLO: (415) 558-6291)
40 JESSIE STREET, north side between 1st and 2nd Streets; Lot 023 in Assessor's Block 3708: -- **Request under Planning Code Section 309 for a Determination of Compliance** to add two stories to the existing four story building. The entire building, which was previously used as a storage/warehouse space, will house administrative space and student services for Golden Gate University, an institutional use. The gross floor area of the building will increase from approximately 30,000 square feet to approximately 50,000 square feet. The project site is located in a C-3-O (Downtown Office) District and a 500-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

9. 2006.0218D (C. JAROSLAWSKY (415) 558-6348)
33 FARNUM STREET - east side between Addition and Moffitt Streets; Lot 004 in Assessor's Block 7545 - **Staff Initiated Discretionary Review** of Building Permit Application No. 2005.09.21.3491, to expand the first level at rear and add a third level onto a single-family structure in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take discretionary review and modify the project.
(Continued from Regular Meeting of April 6, 2006)
- 10a. 2005.1093D (D. DIBARTOLO: (415) 558-6291)
2900 FULTON STREET - northwest corner at Fifth Avenue; Lot 017 in Assessor's Block 1648 - **Request for Discretionary Review** of Building Permit Application No. 2004.02.24.7019S, proposing to alter the existing one-story commercial structure, by adding three floors, to contain four dwelling units over the ground floor commercial level; and, redesign of the ground level to include two separate retail spaces and façade alterations with a parking garage to accommodate four parking spaces, in an NC-1 (Neighborhood, Commercial, Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of April 20, 2006)
NOTE: On February 16, 2006, following public testimony, the Commission continued the matter to April 20, 2006. The Public Hearing remains open to address new design.
- 10b. 2005.1093V (D. DIBARTOLO: (415) 558-6291)
2900 FULTON STREET - northwest corner at Fifth Avenue; Lot 017 in Assessor's Block 1648 - **Request for a Residential Open Space Variance** under Planning Code Section 135 to require either a total of 530 square feet of common usable open space, or 100 square feet per unit if the space is private. Three of the four new dwelling units would not have access to any on-site open space. The Zoning Administrator will hear the variance

application concurrently with the Planning Commission. See Item "a" above for a project description.

(Continued from Regular Meeting of April 20, 2006)

- 11a. 2005.1094DV (G. CABREROS (415) 558-6169)
2610 (a.k.a. 2612) JACKSON STREET - north side between Scott and Pierce Streets; Lot 019 in Assessor's Block 0585 - **Request for Discretionary Review** of Building Permit Application No. 2005.08.18.0703, proposing to construct front and rear horizontal additions to the existing three-story, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Rooftop stair and mechanical penthouses are also proposed as part of the project.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 11b. 2005.1094DV (G. CABREROS (415) 558-6169)
2610 (a.k.a. 2612) JACKSON STREET - north side between Scott and Pierce Streets; Lot 019 in Assessor's Block 0585 - **Request for front setback and noncomplying structure variances** to alter portions of the existing six-foot high brick wall located along the front property line to allow re-positioning of the existing vehicular entry, construction of a new pedestrian entry and the addition of associated gates and decorative posts. The Zoning Administrator will consider the variance application concurrently with the Planning Commission's consideration of the request for Discretionary Review.
12. 2006.0143C (K. CONNER (415) 575-6914)
3692 18TH STREET - north side between Dolores and Guerrero Streets; Lot 027 in Assessor's Block 3578 - **Request for Conditional Use Authorization** pursuant to Sections 710.44 of the Planning Code to allow a small self service restaurant less than 1,000 square feet in area (an ice cream parlor) within the NC-1 (Cluster, Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 13a. 2004.0897CVZ (S. VELLVE (415) 558-6263)
1315-1327 - 7TH AVENUE - west side between Irving and Judah Streets, Lots 004, 005, 006 in Assessor's Block 1762 - **Request for Conditional Use authorization** pursuant to Planning Code Sections 121.1, 730.11, 730.39 and 303 to demolish an existing three-story mixed-use building containing two residential units, and to establish one contiguous lot over 5,000 square feet in order to construct a four-story mixed-use building with approximately 2,400 square feet of ground-floor commercial space with eight dwelling units above and 11 below-grade off-street parking spaces. Two existing cottages at the rear of Lots 005 and 006 would be refurbished and one additional structure is proposed at the rear of Lot 004, which requires a rear yard variance. The subject properties are within an RH-2 (House, Two-Family) District and the Inner Sunset Neighborhood Commercial District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 13b. 2004.0897CVZ (S. VELLVE (415) 558-6263)
1315-1327 - 7TH AVENUE - west side between Irving and Judah Streets, Lots 006 in Assessor's Block 1762 - **Request for Zoning Reclassification** pursuant to Planning Code Section 302 to amend the Zoning Map to reclassify Lot 006 from RH-2 (Residential, House, Two-Family) to the Inner Sunset Neighborhood Commercial District.
Preliminary Recommendation: Recommend approval to the Board of Supervisors

- 13c. 2004.0897CVZ (S. VELLVE: (415) 558-6263)
1315 - 1327 - 7th AVENUE - west side between Irving and Judah Streets, Lot 004 in Assessor's Block 1762 - **Request for a Variance** from the rear yard requirement under Planning Code Section 134. As stated in item "a" above, one additional structure is proposed to be constructed at the rear of Lot 004. The variance request will be heard by the Zoning Administrator concurrently with the Planning Commission. The subject property is located within the Inner Sunset Neighborhood Commercial District and 40-X Height and Bulk District.
14. 2005.0740C (M. BLUECKERT: (415) 558-6543)
988-992 HOWARD STREET - at the northwest corner of Howard and Sixth Streets; Lot 025, Assessor's Block 3725 - **Request for Conditional Use authorization** under Planning Code Sections 815.72 and 890.80 to install a wireless telecommunications facility consisting of three panel antennas and related equipment. The antennas and equipment are proposed in Location Preference 5 (Preferred Location - Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of Sprint PCS's Wireless telecommunications network within a RSD (Residential/Service Mixed Use) Zoning District, SOMA Quake Recovery District, and an 85-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 6, 2006)
15. 2005.1071C (J. MILLER: (415) 558-6344)
1800 MASON STREET - northeast corner at Union Street, Lot 016 in Assessor's Block 0101, in the North Beach Neighborhood Commercial District ("NCD") and a 40-X Height and Bulk District - **Request for Conditional Use authorization** for the addition of a "Bar" to an existing "Full-Service Restaurant" (dba "Trattoria Contadina") that serves beer and wine. There will be no physical expansion of the existing building or commercial space.
Preliminary Recommendation: Approval with Conditions
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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) Responding to statements made or questions posed by members of the public; or
- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

ADDENDUM

**SAN FRANCISCO
PLANNING COMMISSION**

**Notice of Meeting
&
Calendar**

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 27, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR 24 2006

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04-21-07P01:32 001

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

F. REGULAR CALENDAR

16. 2004.0552E (M. JACINTO (415) 558-5988)
340-350 Fremont Street: mid-block on the west side of Fremont Street between Folsom and Harrison Streets (Assessor's Block 3748; Lots 6, 7, 8, and 9) – **Public Hearing on the Draft Environmental Impact Report**. The proposed project would involve demolition of two existing marine labor union halls and construction of a 40-story, 400-foot-tall building containing 380 residential units, with up to 380 off-street parking spaces located on five levels of below-grade parking. The project would provide about 108 bicycle stalls, two off-street loading spaces, approximately 20,400 square feet of onsite open space, and additional publicly accessible open space at an off-site location. The site is within the Rincon Hill Downtown Residential use district and a 400-R height and bulk district. This Draft EIR is tiered from the Final EIR for the Rincon Hill Plan (Case No. 2000.1081E; State Clearinghouse No. 1984061912). **Note: written comments will be accepted at the Planning Department's offices until the close of business on April 28, 2006.**

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 4, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR 28 2006

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04-28-07 P12 13 REV

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
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Commission Secretary: Linda D. Avery

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 Commission Vice-President: Dwight S. Alexander
 Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0092ET (D. SIDER: (415) 558-6697)
PLANNING CODE AMENDMENTS RELATING TO MEDICAL CANNABIS DISPENSARIES (MCD'S) [BOARD FILE NO. 060032] On January 10, 2006, Supervisors Mirkarimi and Ma introduced legislation which would have allowed certain existing MCD's to relocate irrespective of Planning Code restrictions on the proximity of new MCD's to schools and recreation buildings. On March 28, 2006 a substitute Ordinance was introduced which instead would amend [1] grandfathering provisions for existing MCD's, [2] the definition of a 'recreation building' with respect to proximity restrictions for new and existing MCD's, and [3] noticing requirements for MCD permits. The substitute Ordinance would also modify portions of the Health Code in order to make amendments to the MCD permitting process and MCD permit provisions.
 Preliminary Recommendation: Adoption
 (Continued from Regular Meeting of April 13, 2006)
(Proposed for Continuance to May 18, 2006)

- 2a. 2005.0713D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin Streets; Lot 006 in Assessor's Block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.03.11.7350 to demolish an existing single-family dwelling (the project also proposes the construction of a new single-family dwelling) in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.
 Preliminary Recommendation: Do not take DR and approve project as proposed.
 (Continued from Regular Meeting of April 13, 2006)
(Proposed for Continuance to June 1, 2006)

- 2b. 2005.1070D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin streets; lot 006 in assessor's block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, of Building Permit Application no. 2005.03.11.7348 for the new construction of a single-family dwelling in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.
 Preliminary Recommendation: Do not take DR and approve project as proposed
 (Continued from Regular Meeting of April 13, 2006)
(Proposed for Continuance to June 1, 2006)

- 3a. 2005.0488CEV (T. TAM (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787 - **Request for Conditional Use authorization**, pursuant to Planning Code Sections 817.16 and 890.88(c) to allow construction of up to 26 single room occupancy units. The project will include a two-story vertical addition to and

conversion of an existing two-story-above-basement building with the existing Business - Service use in the basement retained. The property is in an SLI (Service, Light Industrial) District and a 65-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Continued from Regular Meeting of April 13, 2006)

(Proposed for Indefinite Continuance)

- 3b. 2005.0488CEV (T. TAM (415) 558-6325)
25 LUSK STREET - north side between Townsend and Brannan Streets; Lot 22 in Assessor's Block 3787 - Request for a **Variance from the Minimum Rear Yard, Parking, and Minimum Dimensions for Usable Open Space requirements** set forth in Planning Code Sections 134, 151, 135(f)(1), and 135(g)(2). Whereas the Planning Code requires a minimum rear yard of 15 feet for SRO projects in the South of Market Base District, the project proposes an inner court instead. Whereas the Planning Code requires a one parking space for each 20 units with a minimum of two off-street parking spaces, the project proposes none. While the proposed project would exceed the minimum usable open space area required under Section 135(d)(2), the proposed project would not comply with the minimum horizontal and vertical dimensions for some portions of the proposed private and common usable open space. The property is in an SLI (Service, Light Industrial) District and a 65-X Height and Bulk District.
(Continued from Regular Meeting of April 13, 2006)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption:
- Draft Minutes of Regular Meeting of November 17, 2005
 - Draft minutes of Regular Meeting of January 5, 2006
 - Draft Minutes of Regular Meeting of April 13, 2006.
 - Draft Minutes of Regular Meeting of April 20, 2006.
5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. (A. JOHN-BAPTISTE: (415) 558-6547)
Informational presentation on the Department's Fee Study.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 10a. 2006.0407D (T. WANG: (415) 558-6335)
314 SURREY STREET - north side between Van Buren Street and Swiss Avenue; Lot 020 in Assessor's Block 6731 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No.2005.07.21.8306, proposing to demolish a single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.
- 10b. 2006.0410D (T. WANG: (415) 558-6335)
314 SURREY STREET - north side between Van Buren Street and Swiss Avenue; Lot 020 in Assessor's Block 6731 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of the replacement building in association with residential demolition, of Building Permit Application No.2005.07.21.8313, to construct a two-story plus penthouse over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the new building permit.
11. 2004.0975EKC (M. LI (415) 558-6396)
723 TAYLOR STREET - west side between Sutter and Bush Streets, Lot 004 in Assessor's Block 0282 - **Request for conditional use authorization** to (1) construct a building exceeding a height of 40 feet in a residential zoning district and (2) provide residential parking exceeding an amount classified as accessory. The proposed eight-story, 80-foot-high building will contain approximately 12 dwelling units and a garage for up to nine vehicles. The project site is within an RC-4 (Residential-Commercial Combined, High Density) District and an 80-A Height and Bulk District. Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

12. 2005.1118L (A. HESIK: (415) 558-6602)
RICHARD P. DOOLAN / NORMAN T. LARSON RESIDENCE AND STOREFRONTS, 557 ASHBURY STREET / 1500-1512 HAIGHT STREET - north side of the street between Ashbury and Clayton Streets, Lot 9 in Assessor's Block 1231- **Request for the Planning Commission to adopt a Resolution approving the designation of the Richard P. Doolan / Norman T. Larson Residence and Storefronts as Landmark 255**, and recommending to the Board of Supervisors that they approve the designation of the Richard P. Doolan / Norman T. Larson Residence and Storefronts as Landmark No. 255. The subject property is within the Haight Street NCD (Neighborhood Commercial District) and a 40-X height and bulk district. Preliminary Recommendation: Adopt resolution approving the designation and recommending to the Board of Supervisors that it approve the designation.

13. 2006.0419C (M. LI (415) 558-6396)
2030 POLK STREET (AKA 1590 PACIFIC AVENUE) - northeast corner at Pacific Avenue, Lot 011 in Assessor's Block 0573 - **Request for Conditional Use authorization** to establish a liquor store with on-site beer and wine tasting (dba "The Jug shop") of approximately 3,600 square feet. The subject business is relocating from 1567 Pacific Avenue to 1590 Pacific Avenue. The project site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
14. 2005.0659C (T. WANG (415) 558-6335)
85 SAINT ELMO WAY - southeast side between Monterey Boulevard and Yerba Buena Avenue, Lot 032 in Assessor's Block 3049 - **Request for Conditional Use authorization**, pursuant to Planning Code Section 304 Planned Unit Developments, to allow construction of an addition to the existing residence of Consul General of the People's Republic of China, with a modification of rear yard requirements in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
15. 2006.0409D (E. TOPE (415) 558-6316)
1 BELGRAVE AVENUE - south side at the end of Belgrave Avenue, east of Shrader Street, Lot 024 in Assessor's Block 2662 - **Request for Discretionary Review** of Building Permit Application No. 2005.07.07.7059S, proposing to add an approximately 200 square foot first floor addition and an approximately 180 square foot second floor addition to the rear of an existing two-story over garage single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-x Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
- 16a. 2005.0621D (M. SMITH (415) 558-6322)
1467 CLAYTON STREET - south side between Market Street and Corbett Avenue, Lot 004A in Assessor's Block 2712 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2005.07.25.8545, proposing to demolish a two-story over basement, single-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 16b. 2005.0781D (M. SMITH (415) 558-6322)
1467 CLAYTON STREET - south side between Market Street and Corbett Avenue, Lot 004A in Assessor's Block 2712 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of a new residential building in association with residential demolition, of Building Permit Application No. 2005.07.25.8547, proposing to construct a four-story over garage, two-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
17. 2006.0472D (D. DiBARTOLO (415) 558-6291)
330 FELL STREET - north side between Gough Street and Octavia Boulevard, Lot 006 in Assessor's Block 0817 - **Request for Discretionary Review** of Building Permit Application No. 2005.11.14.7936, proposing to convert approximately 2,150 square feet of existing office space at the first and mezzanine levels to a full-service restaurant and

full bar as permitted by the Planning Code. The project also proposes ground level storefront alterations, in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

18.

(J. IONIN: (415) 558-6309)

DWELLING UNIT MERGER POLICY - Mandatory Discretionary Review Policy for Dwelling Unit Mergers - Planning Department presentation of new guidelines, policy objectives, and implementation alternatives for Planning Commission consideration.
Preliminary Recommendation: Approval.

(Continued from Regular Meeting of April 6, 2006)

NOTE: On January 26, 2006, following public testimony, the Commission closed public hearing and continued the matter, by a vote +5 -0. Commissioner Hughes and W. Lee were absent. Public hearing remains open to address any new information presented.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) Responding to statements made or questions posed by members of the public; or
- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SF Docs**From:** Linda Avery [Linda.Avery@sfgov.org]**Sent:** Mon 5/1/2006 11:41 AM**To:****Cc:****Subject:****Attachments:****ADDENDUM****SAN FRANCISCO
PLANNING COMMISSION**

Notice of Meeting

&

Calendar

Commission Chambers - Room 400

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 4, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAY 01 2006

**SAN FRANCISCO
PUBLIC LIBRARY**

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;

William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

C. DIRECTOR'S REPORT**INFORMATIONAL PRESENTATION:****(A.)**

GHOSH (415) 558-6282)

Proposition I mandated the preparation of a long-term economic development plan and survey of employment barriers by the Mayor's Office of Economic and Workforce Development. The Mayor's Office of Economic and Workforce Development and their consultant will present its findings on the Economic Performance Review of San Francisco report that was recently completed. The report has been available on the City's website since publication last month at: (http://www.sfgov.org/site/economic_index.asp)

Linda D. Avery
Commission Secretary



Chief of Operations
1660 Mission Street, Suite 500
San Francisco, CA 94103
415.558.6407
415.558.6409 fax

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 11, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT

MAY - 5 2006

SAN FRANCISCO
PUBLIC LIBRARY

05-05-07P01 52 RCVB

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board

of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision. The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, individuals with hearing and speech impairments can use the California Relay Service by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0373TZ (K. RICH: (415) 558-6345)
JAPANTOWN SPECIAL USE DISTRICT - [Board File No. 060266] **Ordinance introduced by Supervisor Mirkarimi adding Planning Code section 249.31 establishing the Japantown Special Use District** for property generally bounded by Bush Street, Geary Boulevard, Laguna Street and Fillmore Street, and requiring a conditional use permit for any change in use in the district not otherwise prohibited.
(Continued from Regular Meeting of April 20, 2006)
(Proposed for Continuance to May 18, 2006)
- 2a. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Conditional Use authorization** under Planning Code Sections 161(j), 303, and 712.70 to allow a reduction in the off-street parking requirement for dwelling units within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 65-B Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16727. The project also includes a Variance request for the off-street parking requirement for the proposed office and retail uses.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of April 13, 2006)
(Proposed for Continuance to June 1, 2006)
- 2b. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Off-Street Parking Variance** under Planning Code Section 151 to require off-street parking be provided in the minimum quantities specified per each principal use of a building over 5,000 square feet of gross floor area. A total of 13 independently accessible off-street parking spaces are required as a result of the proposed new uses on the first and second floors and none are provided. The Zoning Administrator will consider the variance application concurrently with the Planning Commission.
(Continued from Regular Meeting of April 13, 2006)
(Proposed for Continuance to June 1, 2006)
3. 2004.0973C (M. WOODS: (415) 558-6315)
7070 CALIFORNIA STREET (A.K.A. 229 - 32ND AVENUE) - north side on a through lot to El Camino del Mar between 32nd Avenue and Lincoln Park; Lot 37 in Assessor's Block 1392 - **Request for Conditional Use authorization** under Sections 209.3(g), 303 and 304 of the Planning Code to modify a previously

approved Planned Unit Development under Motion No. 13678 for Case No. 1994.003C for a private elementary and middle school for girls (Kindergarten through grade 8), The Katherine Delmar Burke School, to allow the construction of a new two-story arts and sciences building, and the renovation of existing facilities, in an RH-1(D) (House, One-Family Detached Dwelling) Zoning District and a 40-X Height and Bulk District. The Planned Unit Development would include an exception to rear yard requirements of the Planning Code.

(Continued from Regular Meeting of April 20, 2006)

(Proposed for Continuance to June 1, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of April 27, 2006
5. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

8. (A. JOHN-BAPTISTE (415) 558-6547)
Planning Department Budget and Proposed Fee Structure: The Planning Commission will meet to consider adjustments to rates, fees and fines, including but not limited to fee collection, allocation, and disbursements relevant to the operations of the Planning Department during Fiscal Year 2007 and beyond.
Informational Only.
9. 2006.0143C (K. CONNER: (415) 575-6914)
3692 18TH STREET - north side between Dolores and Guerrero Streets; Lot 027 in Assessor's Block 3578 - **Request for Conditional Use Authorization** pursuant to Sections 710.44 of the Planning Code to allow a small self service restaurant less than 1,000 square feet in area (an ice cream parlor) within the

NC-1 (Cluster, Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of April 27, 2006)

10. 2004.0892EKC (R. COOPER: (415) 558-6374)
1844 MARKET STREET - Appeal of Preliminary Mitigated Negative Declaration – The proposed project at 1844 Market Street (Assessor's Block 0871, Lot 16) is the demolition of an existing two-story 32,000 gross-square-foot (gsf) commercial building, built in 1909, and construction of a new 153,254 gsf, eight-story, 80-foot-tall residential building with about 5,470 square feet of ground floor retail/commercial space and about 114 residential units. The project would also include a below-grade parking garage with 85 parking spaces, with ingress and egress from Waller Street. The site, which is located in the Hayes Valley area of the Market and Octavia Street neighborhood, is in the NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and an 80-A height and bulk district. The project would require Conditional Use Authorization as a Planned Unit Development (PUD).
Preliminary Recommendation: Uphold Mitigated Negative Declaration
(Continued from Regular Meeting of April 20, 2006)
11. 2004.0892EKC (K. AMDUR: (415) 558-6351)
1844 MARKET STREET - north side of Market Street on a through lot that also fronts Waller Street, between Laguna and Octavia Streets, Lot 016 in Assessor's Block 0871 - **Adoption of environmental findings related to the adoption of the Mitigated Negative Declaration and Request for Conditional Use authorization** under Planning Code Section 303 to allow development on a lot larger than 10,000 square feet, and under Planning Code Section 304 for a Planned Unit Development ("PUD") to allow a greater density than would otherwise be allowed in the NC-3 district and to allow modifications to the following Code requirements including rear yard setback, bulk, measurement of building height, projection of bay windows, dwelling unit exposure, loading and off-street parking. The project would demolish the existing 2-story commercial building on the site and construct an eight-story mixed-use building with approximately 5,500 square feet of ground floor retail and commercial space, about 113 residential dwelling units, and up to 85 off-street parking spaces, on the subject property, which is in an NC-3 Zoning District and an 80-A Height and Bulk District. The subject site also lies within the Market and Octavia Neighborhood Plan (MOP) area.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 20, 2006)
12. 2006.0450T (J. SWITZKY: (415) 575-6815)
C-3 DISTRICT PARKING MODIFICATIONS - Consideration of an Ordinance amending San Francisco Planning Code by amending Sections 102.9, 151, 151.1, 154, 155, 155.5, 166, 167, and 309 to modify controls in C-3 Zoning Districts regarding required and permitted off-street parking and loading, design of access to off-street parking and loading, separating parking costs from housing costs, and Floor Area Ratio as related to accessory off-street parking, and to modify controls in all districts regarding bicycle parking and car sharing, and adopting environmental findings and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval with minor technical modifications
(Continued from Regular Meeting of April 27, 2006)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) Responding to statements made or questions posed by members of the public; or
- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

CANCELLATION NOTICE

SAN FRANCISCO PLANNING COMMISSION Regular Meeting Thursday, May 18, 2006

DOCUMENTS DEPT.

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05-12-07A08:07 RCVD

President: Sue Lee
Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Notice is hereby given that Regular Meeting of the San Francisco Planning Commission for Thursday, May 18, 2006 is cancelled. The following items are continued as shown. The next Regular Meeting of the Planning Commission will be on Thursday, May 25, 2006. For information on the items listed below please contact the planners as indicated in parenthesis.

- 1a. 2004.0664EXCV (K. AMDUR: (415) 558-6351)
201 SECOND STREET - southeast corner of Second Street and Howard Street, Lot 97 in Assessor's Block 3736 - **Request for (1) Findings of Compliance with CEQA, and (2) Determinations of Compliance and Exceptions pursuant to Code Section 309**, for a project that would demolish a surface parking lot and construct a 19-story, approximately 180-foot tall building with approximately 104 dwelling units, 1,000 sq. ft. of ground floor retail space and parking for up to 28 cars. The project also requires conditional use authorization for dwelling unit density. The project will be the subject of a concurrent variance hearing before the Zoning Administrator because approximately 17 of the 104 dwelling units would not have Code-required dwelling unit exposure. This project lies within a C-3-O (SD) (Downtown Office, Special Development) District, the 350-S Height and Bulk District, and within the proposed Transbay C-3 Special Use District.
(Continued to June 1, 2006)
- 1b. 2004.0664EXCV (K. AMDUR: (415) 558-6351)
201 SECOND STREET - southeast corner of Second Street and Howard Street, Lot 97 in Assessor's Block 3736 - **Request for Conditional Use authorization** for dwelling unit density, for a project that would demolish the existing surface parking lot and construct a 19-story, approximately 180-foot tall building with approximately 104 dwelling units, 1,000 sq. ft. of ground floor retail space and parking for up to 28 cars. The project also requires findings of compliance with CEQA, and determinations of compliance and exceptions pursuant to Code Section 309. The project will be the subject of a concurrent variance hearing before the Zoning Administrator because approximately 17 of the 104 dwelling units would not have Code-required dwelling unit exposure. This project lies within a C-3-O (SD) (Downtown Office, Special Development) District, the 350-S Height and Bulk District, and within the proposed Transbay C-3 Special Use District.

(Continued to June 1, 2006)

- 1c. 2004.0664EXCV (K. AMDUR: (415) 558-6351)
201 SECOND STREET - southeast corner of Second Street and Howard Street, Lot 97 in Assessor's Block 3736 - **Request for a Variance** from Code Section 140 (dwelling unit exposure) for a project that would demolish the existing surface parking lot and construct a 19-story, approximately 180-foot tall building with approximately 104 dwelling units, 1,000 sq. ft. of ground floor retail space and parking for up to 28 cars. Approximately 17 of the 104 dwelling units would not have the Code-required dwelling unit exposure. The project will be the subject of a concurrent hearing before the Planning Commission for findings of compliance with CEQA, determinations of compliance and exceptions pursuant to Code Section 309, and conditional use authorization for dwelling unit density. This project lies within a C-3-O (SD) (Downtown Office, Special Development) District, the 350-S Height and Bulk District, and within the proposed Transbay C-3 Special Use District.

(Continued to June 1, 2006)

2. 2006.0109Z (R. CRAWFORD (415) 558-6358)
3184 MARKET STREET (AKA 341 CORBETT STREET) - Assessor's Block 2659 Lot 059 - **Request for an Amendment to the Zoning Map** to change the zoning classification from P, Public Use to RH-2, Residential House, Two Family. This Project is located within a "P" Public Use District and within the 40-X Height and Bulk District.

Preliminary Recommendation: Approval

(Continued to June 8, 2006)

3. 2005.0749D (R. CRAWFORD (415) 558-6358)
254 HARVARD STREET - west side between Silliman and Felton Streets. Assessor's Block 5941 Lot 011 - **Request for Discretionary Review** of Building Permit Application No. 2005 0603 4163 to construct a two story addition to the front and a one story addition at the rear of the existing dwelling in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district. Preliminary Recommendation: Take Discretionary Review and Modify the Project.

DISCRETIONARY REVIEW APPLICATION WITHDRAWN

4. 2006.0056C (E. OROPEZA: (415) 558-6381)
317 CORTLAND AVENUE - the north side of Cortland Avenue between Bocana and Bennington Street; Lots 015 and 014 in Assessor's Block 5667 - **Request for Conditional Use authorization** pursuant to Planning Code Sections 161(j) and 303 for the reduction of off-street parking spaces for proposed dwelling units at 317 Cortland Avenue and for existing dwelling units at 331-333 Cortland Avenue, to demolish an existing two car garage and to allow in its place construction of a two-unit mixed-use building within the NC-2 (Small-Scale Neighborhood Commercial) District and a 40 -X height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of April 20, 2006)

(Continuance Indefinite)

(P. LORD: (415) 558-6311)

(Continued to May 25, 2006)

5. (A. JOHN-BAPTISTE: (415) 558-6547)
PLANNING DEPARTMENT BUDGET AND PROPOSED FEE STRUCTURE - Consideration of adjustments to rates, fees, and fines, including but not limited to fee collection, allocation, and disbursements relevant to the operations of the Planning Department during FY2007 and beyond.
Preliminary Recommendation: Approval
(Continued to June 1, 2006)
- 6a. 2005.1084CV (R. CRAWFORD (415) 558-6358)
1811 34TH AVENUE - at the northwest corner with Noriega Street. Assessor's Block 2071, Lot 001 - **Request for Conditional Use authorization** under, Planning Code Section 209.3 for development of a Child Care facility for 13 or more children in an RH-1 (Residential House, One Family, District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued to May 25, 2006)
- 6b. 2005.1084CV (R. CRAWFORD (415) 558-6358)
1811 34TH AVENUE - at the northwest corner with Noriega Street, Assessor's Block 2071, Lot 001 - **Request for a Variance** from, Planning Code Section 151, for no off street parking spaces where 4 spaces are required in an RH-1 (Residential House, One Family, District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued to May 25, 2006)
7. 2006.0092ET (D. SIDER: (415) 558-6697)
PLANNING CODE AMENDMENTS RELATING TO MEDICAL CANNABIS DISPENSARIES (MCD'S) [BOARD FILE NO. 060032] On January 10, 2006, Supervisors Mirkarimi and Ma introduced legislation which would have allowed certain existing MCD's to relocate irrespective of Planning Code restrictions on the proximity of new MCD's to schools and recreation buildings. On March 28, 2006 a substitute Ordinance was introduced which instead would amend [1] grandfathering provisions for existing MCD's, [2] the definition of a 'recreation building' with respect to proximity restrictions for new and existing MCD's, and [3] noticing requirements for MCD permits. The substitute Ordinance would also modify portions of the Health Code in order to make amendments to the MCD permitting process and MCD permit provisions.
Preliminary Recommendation: Adoption
(Continued from Regular Meeting of May 4, 2006)
(Continued to June 1, 2006)
- 8a. 2005.1081D (E. TOPE: (415) 558-6316)
1860 PAGE STREET - north side between Shrader and Cole Streets; Lot 013 in Assessor's Block 1226 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.05.23.3168 proposing to demolish an existing two-story-over-garage single-family dwelling in an RM-2 (Residential, Mixed, Medium-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued to June 15, 2006)

- 8b. 2006.0057D (E. TOPE: (415) 558-6316)
1860 PAGE STREET - north side between Shrader and Cole Streets; Lot 013 in Assessor's Block 1226 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.05.23.3172 proposing to construct a new four-story five-unit building in an RM-2 (Residential, Mixed, Medium-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued to June 15, 2006)
- 8c. 2005.1080V (E. TOPE: (415) 558-6316)
1860 PAGE STREET - north side between Shrader and Cole Streets; Lot 013 in Assessor's Block 1226 - **Request for Off-Street Parking Variance**, per Section 151 of the Planning Code for construction of a new four-story, five-unit dwelling, with four independently accessible parking spaces in an RM-2 (Residential, Mixed, Medium-Density) District and a 40-X Height and Bulk District.
(Continued to June 15, 2006)
9. 2005.1208D (A. HESIK: (415) 558-6602)
287-291 PAGE STREET - south side between Octavia and Laguna Streets; Lot 014 in Assessor's Block 0852 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.10.28.6856. The subject property, which is a through lot fronting on two streets, contains two buildings with a total of four units, with the main building at the front of the lot containing three residential flats, and a cottage at the back of the lot containing one dwelling unit. The proposal is to convert the front building's authorized use from three dwelling units to two dwelling units, merging the two top flats, which are original to the subject building. The property is within an RH-3 (Residential House, Three-Family) District and an 80-B Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the project.
(Continued to June 8, 2006)

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 25, 2006

1:30 PM

Regular Meeting

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board

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106

of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sofi@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0100C (M. SMITH: (415) 558-6322)
470 WEST PORTAL - between Portola Drive and 15th Avenue, Lots 008 and 009 in Assessor's Block 2484 and Lot 001 in Assessor's Block 2540 - **Request for Conditional Use authorization** pursuant to Planning Code Section 209.3(h) to convert an office building that was previously occupied by AT&T to a private secondary school operated by San Francisco Waldorf High School, located in a RH-1(D) [Residential-House, One-Family (Detached)] District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 8, 2006)
2. 2003.1183E (W. WYCKO: (415) 558-5972)
55 FRANCISCO STREET PROJECT - **Appeal of Preliminary Negative Declaration.** The project site at 55 Francisco Street (Assessor's Block 0056, Lot 006), also known as 1789 Montgomery Street, is approximately 48,714 square feet in size and located on the southern side of Francisco Street in the block bounded by Francisco, Montgomery, Chestnut, and Kearny Streets. The project site currently has a three-story, 284-space parking garage and a seven-story office building. The proposed project would involve the addition of three new levels atop the existing parking garage with 51 residential dwelling units (approximately 57,999 gross square feet). The existing office building on the project site would remain as it is. The proposed project would also involve reconfiguration of the existing parking by removing 81 independently accessible public parking spaces and creating valet parking for 203 vehicles on the first two levels of the garage, and providing 59 independently accessible parking spaces on the third level for the proposed dwelling units. The project site is zoned C-2 (Community Business), and is within a 65-X height and bulk district and Waterfront Special Use District #3. The proposed project would require Conditional Use authorization for the proposed Planned Unit Development (PUD).
(Continued from Regular Meeting of March 16, 2006)
(Proposed for Continuance to July 13, 2006)
3. 2005.1145D (J. PURVIS: (415) 558-6354)
791 SAN BRUNO AVENUE - east side at 20th Street; Lot 17 in Assessor's Block 4075 - **Request for Discretionary Review** of Building Permit Application No. 2005.04.04.9074 proposing the construction of a three-story-over-garage, single-family dwelling in an RH-2 (Residential, House, Two -Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Continued from Regular Meeting of April 20, 2006)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of March 23, 2006.
 - Draft Minutes of Regular Meeting of May 4, 2006.
 - Draft Minutes of Regular Meeting of May 11, 2006.
5. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. (P. LORD: (415) 558-6311)
Status report presented by the Chair of Western SOMA Citizens Planning Task Force.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2005.1000D (M. GLUECKERT: (415) 558-6543)
679-685 3RD STREET - Mandatory Discretionary Review of Miscellaneous Permit Application Number MB0500081, Zoning Referral from the California Department of Alcoholic Beverage Control, Case Number 2005.1000D, for the property located at 685 Third Street, on the northeast side of Third Street between Brannan Street and Townsend Street, Lot 015 in Assessor's Block 3788, under Planning Commission Resolution Number 14844, to procure the transfer of a Type 47 Liquor License for a full-service restaurant, Origami, to sell alcoholic beverages for consumption on-site. No physical expansion of the project site is proposed. The property is located in an SLI (Service / Light

Industrial) District, the proposed BVSUD, the South End Historic District, and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve proposal

F. REGULAR CALENDAR

- 10a. 2005.0543D (J. PURVIS: (415) 558-6354)
791 SAN BRUNO AVENUE – east side at 20th Street; Lot 17 in Assessor's Block 4075 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2005.04.04.9078, proposing the demolition of a one-story, single-family dwelling in an RH-2 (Residential, House, Two -Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Continued from Regular Meeting of April 20, 2006)
- 10b. 2005.0971D (J. PURVIS: (415) 558-6354)
791 SAN BRUNO AVENUE - east side at 20th Street; Lot 17 in Assessor's Block 4075 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2005.04.04.9074 proposing the construction of a three-story-over-garage, single-family dwelling in an RH-2 (Residential, House, Two -Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Continued from Regular Meeting of April 20, 2006)
- 11a. 2005.0769D (J. PURVIS: (415) 558-6354)
877 HAMPSHIRE STREET - east side between 20th and 21st Streets; Lot 25 in Assessor's Block 4089 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all residential demolition permits, of Demolition Permit Application No. 2005.08.04.9508, proposing the demolition of a one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.
- 11b. 2005.0775D (J. PURVIS: (415) 558-6354)
877 HAMPSHIRE STREET - east side between 20th and 21st Streets; Lot 25 in Assessor's Block 4089 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2005.08.04.9510 proposing the construction of a three-story-over-garage, two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit.
- 12a. 2005.0857CD (B. FU: (415) 558-6613)
324 CORTLAND AVENUE - south side, between Bocana and Bennington Streets, Lot 022 in Assessor's Block 5677 - **Request for Conditional Use authorization** under Planning Code Sections 161(j) and 303 to allow a reduction in the off-street parking requirement for dwelling units for the construction of a new two unit, three-story residential/commercial mixed-use building, with no

parking spaces, within a NC-2 (Small-Scale Neighborhood Commercial) District with a 40-X Height and Bulk designation. The project also requires a Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, for the demolition of an existing dwelling unit.
Preliminary Recommendation: Approval with Conditions.

- 12b. 2005.0857CD (B. FU: (415) 558-6613)
324 CORTLAND AVENUE - south side, between Bocana and Bennington Streets, Lot 022 in Assessor's Block 5677 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all housing demolition permits, of Building Permit Application No. 2005.09.01.1919 proposing the demolition of the existing residential and commercial mixed-use two-story building that contains a studio dwelling unit, and construct a new two unit, three-story residential/commercial mixed-use building, with no parking spaces. Although submitted as an alteration, the Zoning Administrator has determined the project to be a de facto demolition. Therefore, the project, pursuant to Planning Commission Residential Demolition policy, requires review of demolition of housing.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit.
- 13a. 2005.1207D (S. VELLVE: (415) 558-6263)
1735-1737 WEBSTER STREET - west side between Bush and Sutter Streets, Lots 116 and 117 in Assessor's Block 0677 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.01.26.3121 proposing to merge two condominium units into one single-family dwelling in a structure located in an RM-1 (Mixed, Low Density) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the permit.
- 13b. 2006.0064V (S. VELLVE: (415) 558-6263)
1735-1737 WEBSTER STREET - west side between Bush and Sutter Streets, Lots 116 and 117 in Assessor's Block 0677 - **Rear yard and non-complying structure variances sought** to construct an approximately 7-foot deep rear horizontal addition on the ground floor underneath an existing deck, a new rear egress stair and landing, and a trellis above the deck at the third level. As the addition, stairs and trellis would be located within the required rear yard, and attached to a non-complying structure, variances from Planning Code Sections 134 and 188 are necessary. The subject property is located in an RM-1 (Mixed, Low Density) District and 40-X Height/Bulk District.
- 14a. 2005.1084CV (R. CRAWFORD (415) 558-6358)
1811 34TH AVENUE - at the northwest corner with Noriega Street. Assessor's Block 2071, Lot 001 - **Request for Conditional Use authorization** under, Planning Code Section 209.3 for development of a Child Care facility for 13 or more children in an RH-1 (Residential House, One Family, District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 18, 2006)
- 14b. 2005.1084CV (R. CRAWFORD (415) 558-6358)
1811 34TH AVENUE - at the northwest corner with Noriega Street, Assessor's Block 2071, Lot 001 - **Request for a Variance** from, Planning Code Section 151,

for no off street parking spaces where 4 spaces are required in an RH-1 (Residential House, One Family, District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of May 18, 2006)

- 15a. 2005.0938CR (M. SMITH: (415) 558-6322)
SUNSET RESERVOIR - bounded by Ortega Street, 24th Avenue, Quintara Street, and 28th Avenue, Lot 001 in Assessor's Block 2107 - **Request by Sprint/Nextel Communications for Conditional Use Authorization pursuant to Planning Code Section 234.2(a)** to allow for the construction of a freestanding wireless telecommunications facility consisting of three (3) antennas mounted to a 60' tall monopole, located in a P (Public) District, and an OS (Open Space) Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the site is a Preferred Location Preference 1 site as it is a public-use structure.
Preliminary Recommendation: Approval with Conditions
- 15b. 2005.0938CR (M. SMITH: (415) 558-6322)
SUNSET RESERVOIR - bounded by Ortega Street, 24th Avenue, Quintara Street, and 28th Avenue, Lot 001 in Assessor's Block 2107 - **Request by Sprint/Nextel Communications for a finding of consistency with the General Plan pursuant to Section 4.105 of the City/County Charter** to allow for the construction of a freestanding wireless telecommunications facility consisting of three (3) antennas mounted to a 60' tall monopole, located in a P (Public) District and an OS (Open Space) Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
16. (M. CORRETTE: (415) 558-6295)
INFORMATIONAL PRESENTATION: CULTURAL RESOURCE SURVEY - **Presentation on the process of an historic resources survey, with an overview of the Planning Department's Survey Program established in 2000.** Presentation will explain what a survey is, the Department's survey process, the role of the Survey Advisors and the endorsement process. The presentation will also cover how survey information is used by both the City and by property owners.
17. (D. ALUMBAUGH: (415) 558-6601)
INFORMATIONAL INTERAGENCY PRESENTATION ON TRANSBAY TERMINAL AREA. - The Department, along with the Mayor's Office, the TJPA, the SFRA and consultants, has examined the relationship between Downtown growth and the new Transbay inter-modal terminal.
- 18a. 2006.0373I (K. RICH: (415) 558-6345)
JAPANTOWN SPECIAL USE DISTRICT - [Board File No. 060266] - **Consideration of an Ordinance introduced by Supervisor Mirkarimi which would amend the text of the Planning Code by adding Section 249.31 to create the Japantown Special Use District and establish controls and procedures governing any change of use within that district and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.**
Preliminary Recommendation: Approval with Modifications
(Continued from Regular Meeting of May 18, 2006)

- 18b. 2006.0373Z (K. RICH: (415) 558-6345)
JAPANTOWN SPECIAL USE DISTRICT - [Board File No. 060266]
Consideration of an Ordinance introduced by Supervisor Mirkarimi amending the Zoning Map to establish a Japantown Special Use District and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan, for an area generally bounded by Bush Street, Geary Boulevard, Laguna Street and Fillmore Street. The subject properties are Assessor's Blocks 675, 676, 677, 684, 685, 686, 700 and 701.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of May 18, 2006)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) Responding to statements made or questions posed by members of the public; or
- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 1, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAY 26 2006

SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0506C (D. SIROIS: (415) 558-6313)
1320 CASTRO STREET - west side between 24th Street and Jersey Street Lot 003 in Assessor's Block 6506 - **Request for Conditional Use authorization** under Planning Code Sections 728.42, 728.24, 728.41 establish a full-service restaurant with a full bar and outdoor seating in the rear yard. The subject property is located in the 24th Street, Noe Valley Neighborhood Commercial District in a 40-X Height and Bulk District.
(Proposed for Continuance to June 8, 2006)
2. 2005.0816IC (A. LIGHT: (415) 558-6254)
55 STOCKTON STREET - southwest corner of intersection with O'Farrell Street, Lot 1, in Assessor's Block 327 - **Request for a Conditional Use authorization** to convert three dwelling units located above ground level to institutional space for the subject property, which is in the C-3-R (Downtown, Retail) Zoning District and a 80-130-F Height and Bulk District. The proposal is to convert three dwelling units on the top floor of the existing subject eight-story mixed use building, containing retail on the first two levels, office uses on the third through seventh levels, plus the subject three dwelling units occupying the eighth floor. The Fashion Institute of Design and Merchandising, which currently occupies office space on three floors of the subject building, needs additional institutional space and plans to occupy the eighth floor of the building where the three dwelling units are currently located.
(Proposed for Continuance to June 8, 2006)
3. 2005.0552E (M. JACINTO: (415) 558-5988)
340-350 FREMONT STREET - **Certification of a Final Environmental Impact Report:** The proposed project would involve demolition of two existing marine labor union halls and construction of a 40-story, 400-foot-tall building containing 380 residential units, with up to 380 off-street parking spaces located on five levels of below-grade parking. The project would provide about 108 bicycle stalls, two off-street loading spaces, approximately 20,400 square feet of onsite open space, and additional publicly accessible open space at an off-site location. The 350 and 340 Fremont Street buildings, constructed in 1956 and 1962 respectively, are considered historical resources under CEQA for their associations with maritime union history. The project site is located mid-block on the west side of Fremont Street between Folsom and Harrison Streets (Assessor's Block 3748; Lots 6, 7, 8, and 9). The site is within the Rincon Hill Downtown Residential use district and a 400-R height and bulk district. This Draft EIR is tiered from the Final EIR for the Rincon Hill Plan (Case No. 2000.1081E; State Clearinghouse No. 1984061912).
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar. Preliminary Recommendation: Certify the Final Environmental Impact Report.
(Proposed for Continuance to June 8, 2006)

- 4a. 2004.0552X (M. SNYDER (415) 558-6891)
340-350 FREMONT STREET - west side between Harrison Street and Folsom Street, Lots 006, 007, 008, and 009 of Assessor's Block 3748 - **Request under Planning Code Section 309.1 (Rincon Hill Downtown Residential District) for Determinations of Compliance**, and an exception to allow: (1) greater than one parking space for every two units (Planning Code sections 151.2 and 309.1(b)(1)(B)); (2) dwelling unit exposure (Planning Code Sections 140 and 309.1(b)(1)(D)); (3) tower separation (Planning Code Section 270(e)(4)); and (4) the provision of the required usable open space off-site (Planning Code Sections 309.1(b)(1)(G) and (H) and 309.1(e)(2)). The project is to demolish the existing two buildings (340 and 350 Fremont Street) and construct a residential project that would consist of a tower reaching 400-feet (exclusive of mechanical penthouse and screening). The project would feature a publicly accessible pedestrian path on its north side that would be aligned with townhouse units. The project would include approximately 330 dwelling units and approximately 330 parking spaces. The subject property is located in the Rincon Hill Downtown Residential District and a 85/400-R Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 8, 2006)
- 4b. 2004.0552V (M. SNYDER (415) 558-6891)
340-350 FREMONT STREET - west side between Harrison Street and Folsom Street, Lots 006, 007, 008, and 009 of Assessor's Block 37487 - **Request for a Variance** to vary the specification for front entry stoops; **Planning Code Section 827(d)(5)(C)** requires that along the subject portion of Fremont Street, residential entries have front stoops that have a height of at least three-feet on average. As proposed, the required townhouse units along Fremont Street would be at grade. The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
(Proposed for Continuance to June 8, 2006)
- 5a. 2006.0358X (M. SNYDER (415) 558-6891)
399 FREMONT STREET - northeast corner of Fremont Street and Harrison Street, Lots 001E, 002, and 006 of Assessor's Block 3747 - **Request under proposed Planning Code Section 309.1 (Rincon Hill Downtown Residential District) for Determinations of Compliance**, and an exception to allow greater than one parking space for every two units (Planning Code sections 151.2 and 309.1(b)(1)(B), dwelling units exposure (Planning Code Sections 140 and 309.1(b)(1)(D), and to allow a portion of the parking garage above grade (Planning Code Section 827(7)(A) and 309.1(a)(a)(D)). The project is to demolish the existing three buildings (375 Fremont Street, 385 Fremont Street and 399 Fremont Street) and construct a residential project that would consist of a tower reaching 400-feet (exclusive of mechanical penthouse and screening) that would be sited at the corner of Fremont Street and Harrison Street; the project would also consist of a podium structure that would align Fremont Street and Harrison Street and would feature townhouse units. The project would include approximately 432 dwelling units and up to 432 parking spaces (one half of which would be independently accessible). The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 8, 2006)
- 5b. 2006.0358V (M. SNYDER (415) 558-6891)
399 FREMONT STREET - northeast corner of Fremont Street and Harrison Street, Lots 001E, 002, and 006 of Assessor's Block 3747 - **Request for a Variance** to vary the

specification for front entry stoops; **Planning Code Section 827(d)(5)(C)** requires that along the subject portion of Fremont Street, residential entries have front stoops that have a height of at least three-feet on average. As proposed, the required townhouse units would feature ramps that would lead to stoops that would be less than three-feet above grade on average. The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
(Proposed for Continuance to June 8, 2006)

6. 2006.0092ET (D. SIDER: (415) 558-6697)
PLANNING CODE AMENDMENTS RELATING TO MEDICAL CANNABIS DISPENSARIES (MCD'S) [BOARD FILE NO. 060032] On January 10, 2006, Supervisors Mirkarimi and Ma introduced legislation which would have allowed certain existing MCD's to relocate irrespective of Planning Code restrictions on the proximity of new MCD's to schools and recreation buildings. On March 28, 2006 a substitute Ordinance was introduced which instead would amend [1] grandfathering provisions for existing MCD's, [2] the definition of a 'recreation building' with respect to proximity restrictions for new and existing MCD's, and [3] noticing requirements for MCD permits. The substitute Ordinance would also modify portions of the Health Code in order to make amendments to the MCD permitting process and MCD permit provisions.
Preliminary Recommendation: Adoption
(Continued from Regular Meeting of May 18, 2006)
(Proposed for Continuance to June 8, 2006)
7. 2006.0409D (E. TOPE: (415) 558-6316)
1 BELGRAVE AVENUE - south side at the end of Belgrave Avenue, east of Shrader Street; Lot 024 in Assessor's Block 2662 - **Request for Discretionary Review** of Building Permit Application No. 2005.07.07.7059S, proposing to add an approximately 200 square foot first floor addition and an approximately 180 square foot second floor addition to the rear of an existing two-story over garage single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-x Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of May 4, 2006)
(Proposed for Continuance to June 15, 2006)
- 8a. 2005.0713D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin Streets; Lot 006 in Assessor's Block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.03.11.7350 to demolish an existing single-family dwelling (the project also proposes the construction of a new single-family dwelling) in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve project as proposed.
(Continued from Regular Meeting of May 4, 2006)
(Proposed for Continuance to June 15, 2006)
- 8b. 2005.1070D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin streets; lot 006 in assessor's block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, of Building Permit Application no. 2005.03.11.7348 for the new construction of a single-family dwelling in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Do not take Discretionary Review and approve project as proposed

(Continued from Regular Meeting of May 4, 2006)

(Proposed for Continuance to June 15, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

9. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

10. Director's Announcements

11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

12. (A. GHOSH: (415) 558-6282)

INFORMATIONAL PRESENTATION BY THE AIA - This is the second in a series of presentations. The first presentation, "Understanding Context", presented on February 2, 2006, showed how a building can be successful without having to mimic its neighbor, using innovative design solutions. This next presentation expands this concept to larger projects, as they play an important role in successfully contributing to and framing the public realm within its neighborhood.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

13. (J. IONIN: (415) 558-6309)

DWELLING UNIT MERGER POLICY - **Mandatory Discretionary Review Policy for Dwelling Unit Mergers** - Planning Department presentation of new guidelines, policy objectives, and implementation alternatives for Planning Commission consideration.

Preliminary Recommendation: Approval.

(Continued from Regular Meeting of May 4, 2006)

NOTE: On January 26, 2006, following public testimony, the Commission closed public hearing and continued the matter, by a vote +5 -0. Commissioner Hughes and W. Lee were absent. Public hearing remains open to address any new information presented.

NOTE: On May 4, 2006, the Commission passed a motion of intent to approve as modified; by a vote +6 -0. Final Language on 6/1/06.

G. REGULAR CALENDAR

14. (A. JOHN-BAPTISTE: (415) 558-6547)
PLANNING DEPARTMENT BUDGET AND PROPOSED FEE STRUCTURE - Consideration of adjustments to rates, fees, and fines, including but not limited to fee collection, allocation, and disbursements relevant to the operations of the Planning Department during FY2007 and beyond.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of May 18, 2006)
15. 2005.1135L (T. TAM: (415) 558-6325)
MEDIAN STRIP ON SLOAT BOULEVARD AT 45TH AVENUE - **Request for the Planning Commission to adopt a Resolution approving the designation of the Doggie Diner Sign as City Landmark No. 254** and recommending it to the Board of Supervisors. The subject sign is located on the median strip (public right-of-way) of Sloat Boulevard at 45th Avenue.
Preliminary Recommendation: Approve recommending designation to the Board of Supervisors
- 16a. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Conditional Use authorization** under Planning Code Sections 161(j), 303, and 712.70 to allow a reduction in the off-street parking requirement for dwelling units, for new construction of a mixed use four-unit residential and commercial building, within a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 65-B Height and Bulk designation, and in the Housing/Mixed Use Zone as designated by Planning Commission Resolution No. 16727. The project also includes a Variance request for the off-street parking requirement for the proposed office and retail uses.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 11, 2006)
- 16b. 2003.0159CV (B. FU: (415) 558-6613)
2527 MISSION STREET - east side, between 21st and 22nd Streets, Lot 026 in Assessor's Block 3615 - **Request for Off-Street Parking Variance** under Planning Code Section 151 to require off-street parking be provided in the minimum quantities specified per each principal use of a building over 5,000 square feet of gross floor area. A total of 13 independently accessible off-street parking spaces are required as a result of the proposed office and retail uses on the first and second floors. No parking is proposed. The Zoning Administrator will consider the variance application concurrently with the Planning Commission.
(Continued from Regular Meeting of May 11, 2006)
17. 2004.0973C (M. WOODS: (415) 558-6315)
7070 CALIFORNIA STREET (A.K.A. 229 - 32ND AVENUE) - north side on a through lot to El Camino del Mar between 32nd Avenue and Lincoln Park; Lot 37 in Assessor's Block 1392 - **Request for Conditional Use authorization** under Sections 209.3(g), 303 and

304 of the Planning Code to modify a previously approved Planned Unit Development under Motion No. 13678 for Case No. 1994.003C for a private elementary and middle school for girls (Kindergarten through grade 8), The Katherine Delmar Burke School, to allow the construction of a new two-story arts and sciences building, and the renovation of existing facilities, in an RH-1(D) (House, One-Family Detached Dwelling) Zoning District and a 40-X Height and Bulk District. The Planned Unit Development would include an exception to rear yard requirements of the Planning Code.
(Continued from Regular Meeting of May 11, 2006)

- 18a. 2004.0664EXCV (K. AMDUR: (415) 558-6351)
201 SECOND STREET - southeast corner of Second Street and Howard Street, Lot 97 in Assessor's Block 3736 - **Request for (1) Findings of Compliance with CEQA, and (2) Determinations of Compliance and Exceptions pursuant to Code Section 309**, for a project that would demolish a surface parking lot and construct a 19-story, approximately 180-foot tall building with approximately 103 dwelling units, 1,000 sq. ft. of ground floor retail space and parking for up to 28 cars. The project also requires conditional use authorization for dwelling unit density. The project will be the subject of a concurrent variance hearing before the Zoning Administrator because approximately 17 of the 104 dwelling units would not have Code-required dwelling unit exposure. This project lies within a C-3-O (SD) (Downtown Office, Special Development) District, the 350-S Height and Bulk District, and within the proposed Transbay C-3 Special Use District.
(Continued from Regular Meeting of May 18, 2006)
- 18b. 2004.0664EXCV (K. AMDUR: (415) 558-6351)
201 SECOND STREET - southeast corner of Second Street and Howard Street, Lot 97 in Assessor's Block 3736 - **Request for Conditional Use authorization** for dwelling unit density, for a project that would demolish the existing surface parking lot and construct a 19-story, approximately 180-foot tall building with approximately 103 dwelling units, 1,000 sq. ft. of ground floor retail space and parking for up to 28 cars. The project also requires findings of compliance with CEQA, and determinations of compliance and exceptions pursuant to Code Section 309. The project will be the subject of a concurrent variance hearing before the Zoning Administrator because approximately 17 of the 104 dwelling units would not have Code-required dwelling unit exposure. This project lies within a C-3-O (SD) (Downtown Office, Special Development) District, the 350-S Height and Bulk District, and within the proposed Transbay C-3 Special Use District.
(Continued from Regular Meeting of May 18, 2006)
- 18c. 2004.0664EXCV (K. AMDUR: (415) 558-6351)
201 SECOND STREET - southeast corner of Second Street and Howard Street, Lot 97 in Assessor's Block 3736 - **Request for a Variance** from Code Section 140 (dwelling unit exposure) for a project that would demolish the existing surface parking lot and construct a 19-story, approximately 180-foot tall building with approximately 103 dwelling units, 1,000 sq. ft. of ground floor retail space and parking for up to 28 cars. Approximately 17 of the 104 dwelling units would not have the Code-required dwelling unit exposure. The project will be the subject of a concurrent hearing before the Planning Commission for findings of compliance with CEQA, determinations of compliance and exceptions pursuant to Code Section 309, and conditional use authorization for dwelling unit density. This project lies within a C-3-O (SD) (Downtown Office, Special Development) District, the 350-S Height and Bulk District, and within the proposed Transbay C-3 Special Use District.
(Continued from Regular Meeting of May 18, 2006)
19. 2006.0406D (R. CRAWFORD: (415) 558-6358)

455 27TH STREET - south side between Noe and Sanchez Streets. Assessor's Block 6591 Lot 034 - **Request for Discretionary Review** of Building Permit Application No. 2005.10.17.5751 to construct an 8-foot long addition to the rear and add a third story to the existing two-story dwelling in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

20. 2005.0337D (D. WASHINGTON: (415) 558-6443)
77 SENECA AVENUE - West side of Seneca Avenue south of Alemany Blvd. Assessor's Block 6969 Lot 008B - **Request for Discretionary Review** of Building Permit Application No. 2004.10.13.6678 to maintain a second floor rear addition and partially constructed rear deck both constructed without building permits in the RH 1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
21. 2006.0093I (L. SCOTT: (415) 558 6317)
PROPOSED CRITERIA FOR DETERMINATION OF GENERAL ADVERTISING SIGN LEGALITY - Consideration of legalization criteria for general advertising signs. This criteria would be used to evaluate whether signs are code compliant as part of a sign inventory process. An ordinance (File No. 05-2021) pending before the Board of Supervisor's Land Use Committee provides a relocation procedure for general advertising signs, requires sign companies to submit inventories of signs, and provides funding through new fees charged to sign companies for the Planning Department to verify such inventories.
 Preliminary Recommendation: Pending
22. DISCRETIONARY REVIEW POLICY (J. IONIN: (415) 558-6309)
 Department presentation to the Commission on their D.R. Policy adopted May 20, 2004 with suggested modifications to the Pre-Application process, expanded criteria and new terminology ("Simple vs Complex" to "Abbreviated vs Standard").

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 8, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUN 02 2006

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0537D (E. WATTY: (415) 558-6620)
1678 GREAT HIGHWAY - east side between Moraga and Lawton Avenues, Lot 026, in Assessor's Block 1895 - **Request for Discretionary Review** of Building Permit #2006.02.01.6549 proposing to legalize work performed without permits – including reconstructing the rear of a single family dwelling. The subject property is located in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the application as submitted.
(Proposed for Continuance to June 22, 2006)

- 2a. 2005.0938CR (M. SMITH: (415) 558-6322)
SUNSET RESERVOIR - bounded by Ortega Street, 24th Avenue, Quintara Street, and 28th Avenue, Lot 001 in Assessor's Block 2107 - **Request by Sprint/Nextel Communications for Conditional Use Authorization pursuant to Planning Code Section 234.2(a)** to allow for the construction of a freestanding wireless telecommunications facility consisting of three (3) antennas mounted to a 60' tall monopole, located in a P (Public) District, and an OS (Open Space) Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the site is a Preferred Location Preference 1 site as it is a public-use structure.
Preliminary Recommendation: Approval with conditions
(Continued from the Regular Meeting of May 25, 2006)
APPLICATION WITHDRAWN BY THE APPLICANT

- 2b. 2005.0938CR (M. SMITH: (415) 558-6322)
SUNSET RESERVOIR - bounded by Ortega Street, 24th Avenue, Quintara Street, and 28th Avenue, Lot 001 in Assessor's Block 2107 - **Request by Sprint/Nextel Communications for a finding of consistency with the General Plan pursuant to Section 4.105 of the City/County Charter** to allow for the construction of a freestanding wireless telecommunications facility consisting of three (3) antennas mounted to a 60' tall monopole, located in a P (Public) District and an OS (Open Space) Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from the Regular Meeting of May 25, 2006)
APPLICATION WITHDRAWN BY THE APPLICANT

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption -
- Draft Minutes of Special Joint Hearing of March 2, 2006.
 - Draft Minutes of Regular Meeting of March 2, 2006.

- Draft Minutes of Regular Meeting of March 16, 2006.

4. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. **DIRECTOR'S REPORT**

5. Director's Announcements

6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

7. (L. BADINER: (415) 558-6350)

SENIOR HOUSING - Informational report on senior housing California State and San Francisco Planning Code requirements, recent projects and enforcement procedures.

8. 2005.0816 IC (C. MOITRA: (415) 558-6370)

55 STOCKTON STREET - southwest corner of Stockton and O'Farrell Streets, Assessor's Block 0327, Lot 001, 002, 003 and 020 - **Zoning Administrator's report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP)** for the Fashion Institute of Design & Merchandising. The AIMP is filed in accordance with Planning Code Section 304.5. The AIMP contemplates an expansion of the institute's current 32,490 sq. ft use to 40,644 sq. ft, within the upper floors of the same building in the C-3-R (Downtown Retail) District. The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP.

Preliminary Recommendation: DO NOT hold public hearing on Abbreviated Institutional Master Plan

D. **CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2005.0816 IC (A. LIGHT: (415) 558-6254)

55 STOCKTON STREET - southwest corner of intersection with O'Farrell Street, Lot 1, in Assessor's Block 327 - **Request for a Conditional Use authorization** to convert three dwelling units located above ground level to non-residential space for the subject property, which is in the C-3-R (Downtown, Retail) Zoning District and a 80-130-F Height and Bulk District. The proposal is to convert three dwelling units on the top floor of the existing subject eight-story mixed use building, which contains retail on the first three levels, office and/or institutional uses on the fourth through seventh levels, plus the subject three dwelling units occupying the eighth floor. The Fashion Institute of Design and Merchandising, which currently occupies space on three floors of the subject

building, needs additional institutional space and plans to occupy the eighth floor of the building where the three dwelling units are currently located.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 1, 2006)

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

G. REGULAR CALENDAR

10. 2006.0093T (L. SCOTT: (415) 558 6317)
PROPOSED CRITERIA FOR DETERMINATION OF GENERAL ADVERTISING SIGN LEGALITY - **Consideration of legalization criteria for general advertising signs.**
This criteria would be used to evaluate whether signs are code compliant as part of a sign inventory process. An ordinance (File No. 05-2021) pending before the Board of Supervisor's Land Use Committee provides a relocation procedure for general advertising signs, requires sign companies to submit inventories of signs, and provides funding through new fees charged to sign companies for the Planning Department to verify such inventories.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of June 1, 2006)
11. 2006.0109Z (R. CRAWFORD (415) 558-6358)
3184 MARKET STREET (AKA 341 CORBETT STREET) - Assessor's Block 2659 Lot 059 - **Request for an Amendment to the Zoning Map** to change the zoning classification from P, Public Use to RH-2, Residential House, Two Family. This Project is located within a "P" Public Use District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of May 18, 2006)
12. 2005.0552E (M. JACINTO: (415) 558-5988)
340-350 FREMONT STREET - **Certification of a Final Environmental Impact Report:**
The proposed project would involve demolition of two existing marine labor union halls and construction of a 40-story, 400-foot-tall building containing 380 residential units, with up to 380 off-street parking spaces located on five levels of below-grade parking. The project would provide about 108 bicycle stalls, two off-street loading spaces, approximately 20,400 square feet of onsite open space, and additional publicly accessible open space at an off-site location. The 350 and 340 Fremont Street buildings, constructed in 1956 and 1962 respectively, are considered historical resources under CEQA for their associations with maritime union history. The project site is located mid-block on the west side of Fremont Street between Folsom and Harrison Streets

(Assessor's Block 3748; Lots 6, 7, 8, and 9). The site is within the Rincon Hill Downtown Residential use district and a 400-R height and bulk district. This Draft EIR is tiered from the Final EIR for the Rincon Hill Plan (Case No. 2000.1081E; State Clearinghouse No. 1984061912).

Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar. Preliminary Recommendation: Certify the Final Environmental Impact Report.

(Continued from Regular Meeting of June 1, 2006)

- 13a. 2004.0552X (M. SNYDER (415) 558-6891)
340-350 FREMONT STREET - west side between Harrison Street and Folsom Street, Lots 006, 007, 008, and 009 of Assessor's Block 3748 - **Request under Planning Code Section 309.1 (Rincon Hill Downtown Residential District) for Determinations of Compliance**, and an exception to allow: (1) greater than one parking space for every two units (Planning Code sections 151.1 and 309.1(b)(1)(B)); (2) dwelling unit exposure (Planning Code Sections 140 and 309.1(b)(1)(D)); (3) tower separation (Planning Code Section 270(e)(4)); and (4) the provision of the required usable open space off-site (Planning Code Sections 309.1(b)(1)(G) and (H) and 309.1(e)(2)). The project is to demolish the existing two buildings (340 and 350 Fremont Street) and construct a residential project that would consist of a tower reaching 400-feet (exclusive of mechanical penthouse and screening). The project would feature a publicly accessible pedestrian path on its north side that would be aligned with townhouse units. The project would include approximately 330 dwelling units and approximately 330 parking spaces. The subject property is located in the Rincon Hill Downtown Residential District and a 85/400-R Height and Bulk District.
 Preliminary Recommendation: Approval with conditions
 (Continued from Regular Meeting of June 1, 2006)
- 13b. 2004.0552V (M. SNYDER (415) 558-6891)
340-350 FREMONT STREET - west side between Harrison Street and Folsom Street, Lots 006, 007, 008, and 009 of Assessor's Block 37487 - **Request for a Variance** to vary the specification for front entry stoops; **Planning Code Section 827(d)(5)(C)** requires that along the subject portion of Fremont Street, residential entries have front stoops that have a height of at least three-feet on average. As proposed, the required townhouse units along Fremont Street would be at grade. The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
 (Continued from Regular Meeting of June 1, 2006)
- 14a. 2006.0358X (M. SNYDER (415) 558-6891)
355-399 FREMONT STREET - northeast corner of Fremont Street and Harrison Street, Lots 001E, 002, and 006 of Assessor's Block 3747 - **Request under proposed Planning Code Section 309.1 (Rincon Hill Downtown Residential District) for Determinations of Compliance**, and exceptions to allow greater than one parking space for every two units (Planning Code sections 151.1 and 309.1(b)(1)(B)), dwelling units exposure (Planning Code Sections 140 and 309.1(b)(1)(D)), and to the tower spacing and sculpting requirements (Planning Code Sections 270(e)(3) and 309.1(b)(1)(A)). The project is to demolish the existing three buildings (375 Fremont Street, 385 Fremont Street and 399 Fremont Street) and construct a residential project that would consist of a tower reaching 400-feet (exclusive of mechanical penthouse and screening) that would be sited at the corner of Fremont Street and Harrison Street; the project would also consist of a podium structure that would align Fremont Street and Harrison Street and would feature townhouse units. The project would include approximately 432 dwelling

units and up to 432 parking spaces (one half of which would be independently accessible). The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 1, 2006)

- 14b. 2006.0358V (M. SNYDER (415) 558-6891)
399 FREMONT STREET - northeast corner of Fremont Street and Harrison Street, Lots 001E, 002, and 006 of Assessor's Block 3747 - **Request for a Variance to vary the specification for front entry stoops; Planning Code Section 827(d)(5)(C)** requires that along the subject portion of Fremont Street, residential entries have front stoops that have a height of at least three-feet on average. As proposed, the required townhouse units would feature ramps that would lead to stoops that would be less than three-feet above grade on average. The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
(Continued from Regular Meeting of June 1, 2006)
- 15a. 2006.0543ETZ (P. LORD: (415) 558-6311)
CONSIDERATION OF AN ORDINANCE INTRODUCED BY SUPERVISOR DALY [BOARD FILE NO. 060483] - **which would establish the "Western South of Market Planning Area Special Use District"** in the area generally bounded by Mission Street to the north, Townsend Street to the south, Division Street to the west and 4th Street to the east by (1) adding Planning Code Section 823 and (2) amending the Zoning Map.
- 15b. 2006.0544ET (P. LORD: (415) 558-6311)
CONSIDERATION OF AN ORDINANCE INTRODUCED BY SUPERVISOR DALY [BOARD FILE NO. 060482] - **establishing certain controls in the Western South of Market Planning Area Special Use District including (1) requiring Conditional Use Authorization** for formula retail uses and (2) requiring neighborhood notice for particular building permit applications.
16. 2006.0436ETZ (D. SIDER: (415) 558-6697)
CONSIDERATION OF AN ORDINANCE INTRODUCED BY SUPERVISOR PESKIN [BOARD FILE NO. 060345] - **amending (1) the Zoning Map in order to expand the Jackson Square Special Use District [SUD] and (2) the text of Planning Code in order to impose additional controls within the Jackson Square SUD**, including requiring Conditional Use Authorization for all institutional uses on the ground level.
17. 2006.0092ET (D. SIDER: (415) 558-6697)
PLANNING CODE AMENDMENTS RELATING TO MEDICAL CANNABIS DISPENSARIES (MCD'S) [BOARD FILE NO. 060032] On January 10, 2006, Supervisors Mirkarimi and Ma introduced legislation which would have allowed certain existing MCD's to relocate irrespective of Planning Code restrictions on the proximity of new MCD's to schools and recreation buildings. On March 28, 2006 a substitute Ordinance was introduced by Supervisor Mirkarimi, which instead would amend [1] grandfathering provisions for existing MCD's, [2] the definition of a 'recreation building' with respect to proximity restrictions for new and existing MCD's, and [3] noticing requirements for MCD permits. The substitute Ordinance would also modify portions of the Health Code in order to make amendments to the MCD permitting process and MCD permit provisions.
Preliminary Recommendation: Adoption
(Continued from Regular Meeting of June 1, 2006)
18. 2006.0100C (M. SMITH: (415) 558-6322)
470 WEST PORTAL AVENUE - between Portola Drive and 15th Avenue, Lots 008 and 009 in Assessor's Block 2484 and Lot 001 in Assessor's Block 2540 - **Request for**

Conditional Use authorization pursuant to Planning Code Section 209.3(h) to convert an office building that was previously occupied by AT&T to a private secondary school operated by San Francisco Waldorf High School, located in a RH-1(D) [Residential-House, One-Family (Detached)] District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 25, 2006)

19. 2006.0506C (D. SIROIS: (415) 558-6313)
1320 CASTRO STREET - west side between 24th Street and Jersey Street Lot 003 in Assessor's Block 6506 - **Request for Conditional Use authorization** under Planning Code Sections 728.42, 728.24, 728.41 to establish a full-service restaurant with a full bar and outdoor seating in the rear yard. The subject property is located in the 24th Street, Noe Valley Neighborhood Commercial District in a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 1, 2006)
Preliminary Recommendation: Approval with conditions
20. 2005.1208D (A. HESIK: (415) 558-6602)
287-291 PAGE STREET - south side between Octavia and Laguna Streets; Lot 014 in Assessor's Block 0852 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.10.28.6856. The subject property, which is a through lot fronting on two streets, contains two buildings with a total of four units, with the main building at the front of the lot containing three residential flats, and a cottage at the back of the lot containing one dwelling unit. The proposal is to convert the front building's authorized use from three dwelling units to two dwelling units, merging the two top flats, which are original to the subject building. The property is within an RH-3 (Residential House, Three-Family) District and an 80-B Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the project.
(Continued from Regular Meeting of May 18, 2006)
- 21a. 2006.0586D (E. WATTY: (415) 558-6620)
3969 23RD STREET - south side between Noe and Sanchez Streets; Lot 032, in Assessor's Block 3653 - **Request for Discretionary Review** of Building Permit Application No. 2006.03.20.7099, proposing to redesign the previously approved, non-complying rear deck and staircase, and to construct a one-hour rated firewall. This project is pending approval of Case #2005.0974V requesting a Rear Yard Variance in an RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 21b. 2005.0974V (E. WATTY: (415) 558-6620)
3969 23RD STREET - south side between Noe and Sanchez Streets; Lot 032, in Assessor's Block 3653 - **Request for a Variance** from Planning Code Sections 134 and 188, to modify a previously approved non-complying rear deck, staircase, and firewall, creating a rear yard of 21-feet where a rear yard of approximately 51-feet, 6-inches is required in an RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District.
NOTE: This item is to be decided by the Zoning Administrator.
- 22a. 2005.0769D (J. PURVIS: (415) 558-6354)
877 HAMPSHIRE STREET - east side between 20th and 21st Streets; Lot 25 in Assessor's Block 4089 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all residential demolition permits, of Demolition Permit Application No. 2005.08.04.9508, proposing the demolition of a one-story, single-family

dwelling in an RH-2 (Residential, House, Two-Family) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.

(Continued from Regular Meeting of May 25, 2006)

- 22b. 2005.0775D (J. PURVIS: (415) 558-6354)
877 HAMPSHIRE STREET - east side between 20th and 21st Streets; Lot 25 in Assessor's Block 4089 - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2005.08.04.9510 proposing the construction of a three-story-over-garage, two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the building permit.

(Continued from Regular Meeting of May 25, 2006)

23. 2006.0537D (S. MENDRIN: (415) 558-6625)
74-76 COLLINS STREET - east side between Euclid Avenue and Mayfair Drive; Lot 014 in Assessor's Block 1045 - **Request for Discretionary Review** of Building Permit Application No. 2006.01.06.1629S, proposing to construct a one-story horizontal addition approximately 25 feet deep by 10 feet wide to the front and side of the existing fourth floor. The addition will accommodate a new bedroom and bathroom and a new roof deck will be located at the rear of the 4th floor addition (approximately 10 feet deep by 10 feet wide). The existing building is a four-story, two-family dwelling building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

24. 2005.0659C (T. WANG (415) 558-6335)
85 SAINT ELMO WAY - southeast side between Monterey Boulevard and Yerba Buena Avenue; Lot 032 in Assessor's Block 3049 - **Request for Conditional Use authorization**, pursuant to Planning Code Section 304 Planned Unit Developments, to allow construction of an addition to the existing residence of Consul General of the People's Republic of China, with a modification of rear yard requirements in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of May 4, 2006)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

CORRECTION

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 8, 2006 DOCUMENTS DEPT.

1:30 PM

Regular Meeting

JUN 05 2006

SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

G. REGULAR CALENDAR

10. 2006.0093T (L. SCOTT: (415) 558 6317)
PROPOSED CRITERIA FOR DETERMINATION OF GENERAL ADVERTISING
SIGN LEGALITY - **Consideration of legalization criteria for general
advertising signs.** This criteria would be used to evaluate whether signs are
code compliant as part of a sign inventory process. An ordinance (File No. 05-
2021) pending before the Board of Supervisor's Land Use Committee provides a
relocation procedure for general advertising signs, requires sign companies to
submit inventories of signs, and provides funding through new fees charged to
sign companies for the Planning Department to verify such inventories.
Preliminary Recommendation: Pending Approve amended legalization criteria as
Commission policy and forward further amendments to Board of Supervisors.
(Continued from Regular Meeting of June 1, 2006)

REPORT

CONCLUSIONS

The following conclusions were drawn from the results of the tests:

1. The test results show that the

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06-09-07 PM 2:00 V.D.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 15, 2006 DOCUMENTS DEPT.

2:00 PM

Regular Meeting

JUN 09 2006

SAN FRANCISCO
PUBLIC LIBRARY

President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

*View the broadcast live, Thursdays on Cable Channel 78.
and*

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at solf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

2:00 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0661D (I. WILSON: (415) 558-6163)
889 NORTH POINT STREET - south side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - Request for Discretionary Review of Building Permit Application No. 2006.03.10.6437, proposing to build a new four-story three-unit building. The proposal is to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. This Discretionary Review is only for the building at 889 North Point Street. The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT (Waterfront Special Use District No. 2), and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the application as submitted.
(Proposed for Continuance to June 22, 2006)
2. 2006.0087D (S. MENDRIN: (415) 558-6625)
2290 VALLEJO STREET west side between Fillmore and Webster Streets, Lot 013 in Assessor's Block 05577 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.02.06.3803 proposing to merge two single-family dwelling units into one single-family dwelling in a structure located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed project.
(Proposed for Continuance to June 22, 2006)
- 3a. 2005.1090CV (S. MENDRIN: (415) 558-6625)
1362 & 1366 14th AVENUE - east side between Judah and Irving Streets; Lots 008, 015A and 015B, in Assessor's Block 1768 - **Request for Conditional Use authorization** under Planning Code Sections 209.3(f) and 303 to allow the establishment of a child-care facility providing less than 24-hour care for up to 25 children by licensed personnel and meeting the open-space and other requirements of the State of California and other authorities. The proposal includes the conversion of the ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The new preschool will also use the entire existing rear yard of 1362 14th Avenue and a portion of the rear yard of 1366 14th Avenue as Outdoor Activity Space as required by the California State Code for Child Care. The site is within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to June 22, 2006)

- 3b. 2005.1090CV (S. MENDRIN: (415) 558-6625)
1362 & 1366 14th AVENUE - east side between Judah and Irving Streets; Lots 008, 015A and 015B, in Assessor's Block 1768 - **Request for Variances** from Planning Code Sections 135 (usable open space) to allow the elimination of required usable open space for the single-family dwelling at 1362 14th Avenue and 159(a) & (b) (required off-street parking not on the same lot as the structure) to allow the required off-street parking (for the single-family dwelling and proposed preschool) to be provided on a separate lot approximately 30 feet to the south. The proposal is to convert the existing garage and ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The new preschool will also use the entire existing rear yard of 1362 14th Avenue and a portion of the rear yard of 1366 14th Avenue as Outdoor Activity Space as required by the California State Code for Child Care. The proposal will maintain the existing dwelling units located at both addresses (total of 2 units) and the building footprints will remain the same. The proposal will be subject of a concurrent hearing before the Planning Commission for a conditional use authorization to allow the establishment of a preschool in a residential district. The properties are located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District.
(Proposed for Continuance to June 22, 2006)

4. 2006.0688D (S. MENDRIN: (415) 558-6625)
1362 14th AVENUE, east side between Judah and Irving Streets; Lot 015A in Assessor's Block 1768 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.07.8544 proposing to convert the existing garage and ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The property is located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District.
(Proposed for Continuance to June 22, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption –
 • Draft Minutes of Regular Meeting of January 12, 2006.
6. Commission Comments/Questions
 • Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 • Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
9. 2006.0074 U (J. LAU: (415) 558-6383)
DELEGATION AGREEMENT FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT - **Informational item**. The Commission will hear a presentation on the draft Delegation Agreement between the Planning Department and the Redevelopment Agency regarding the implementation of the Bayview Hunters Point Redevelopment Plan.

THE UNIVERSITY OF CHICAGO

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D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10.

(J. IONIN: (415) 558-6309)

DWELLING UNIT MERGER POLICY - Mandatory Discretionary Review Policy for Dwelling Unit Mergers - Planning Department presentation of new guidelines, policy objectives, and implementation alternatives for Planning Commission consideration.

Preliminary Recommendation: Approval.

(Continued from Regular Meeting of June 1, 2006)

NOTE: On January 26, 2006, following public testimony, the Commission closed public hearing and continued the matter, by a vote +5 –0. Commissioner Hughes and W. Lee were absent. Public hearing remains open to address any new information presented.

NOTE: On May 4, 2006, the Commission passed a motion of intent to approve as modified; by a vote +6 –0. Final Language on 6/1/06.

NOTE: On June 1, 2006, the Commission continued this item for further consideration to June 15, 2006; by a vote +7-0.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2005.1129C

(I. WILSON: (415) 558-6163)

1161 POST STREET - South side between Van Ness Avenue and Polk Street; Lot 012 in Assessor's Block 0694 - **Request for Conditional Use authorization** under Planning Code Sections 209.8(d) and 303, to allow a commercial establishment on the second floor of the building. The proposal is to change the use of the building to a full-service restaurant on the ground floor with karaoke rooms on the basement and second floor. The property is located within an RC-4 (Residential-Commercial Combined, High Density) District, Van Ness Special Use District, and a 130-V Height and Bulk District. Preliminary Recommendation: Approve with conditions.

CONTENTS
ORIGINAL ARTICLES
The Effect of the Diet on the Blood Sugar in the Normal Adult
The Effect of the Diet on the Blood Sugar in the Normal Adult
The Effect of the Diet on the Blood Sugar in the Normal Adult

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H. REGULAR CALENDAR

12. 2005.0552E (M. JACINTO: (415) 558-5988)
340-350 FREMONT STREET - Certification of a Final Environmental Impact Report:
The proposed project would involve demolition of two existing marine labor union halls and construction of a 40-story, 400-foot-tall building containing 380 residential units, with up to 380 off-street parking spaces located on five levels of below-grade parking. The project would provide about 108 bicycle stalls, two off-street loading spaces, approximately 20,400 square feet of onsite open space, and additional publicly accessible open space at an off-site location. The 350 and 340 Fremont Street buildings, constructed in 1956 and 1962 respectively, are considered historical resources under CEQA for their associations with maritime union history. The project site is located mid-block on the west side of Fremont Street between Folsom and Harrison Streets (Assessor's Block 3748; Lots 6, 7, 8, and 9). The site is within the Rincon Hill Downtown Residential use district and a 400-R height and bulk district. This Draft EIR is tiered from the Final EIR for the Rincon Hill Plan (Case No. 2000.1081E; State Clearinghouse No. 1984061912).
- Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**
Preliminary Recommendation: Certify the Final Environmental Impact Report.
(Continued from Regular Meeting of June 8, 2006)
- 13a. 2004.0552X (M. SNYDER (415) 558-6891)
340-350 FREMONT STREET - west side between Harrison Street and Folsom Street, Lots 006, 007, 008, and 009 of Assessor's Block 3748 - **Request under Planning Code Section 309.1 (Rincon Hill Downtown Residential District) for Determinations of Compliance**, and an exception to allow: (1) greater than one parking space for every two units (Planning Code sections 151.1 and 309.1(b)(1)(B)); (2) dwelling unit exposure (Planning Code Sections 140 and 309.1(b)(1)(D)); (3) tower separation (Planning Code Section 270(e)(4)); and (4) the provision of the required usable open space off-site (Planning Code Sections 309.1(b)(1)(G) and (H) and 309.1(e)(2)). The project is to demolish the existing two buildings (340 and 350 Fremont Street) and construct a residential project that would consist of a tower reaching 400-feet (exclusive of mechanical penthouse and screening). The project would feature a publicly accessible pedestrian path on its north side that would be aligned with townhouse units. The project would include approximately 330 dwelling units and approximately 330 parking spaces. The subject property is located in the Rincon Hill Downtown Residential District and a 85/400-R Height and Bulk District.
- Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 8, 2006)
- 13b. 2004.0552V (M. SNYDER (415) 558-6891)
340-350 FREMONT STREET - west side between Harrison Street and Folsom Street, Lots 006, 007, 008, and 009 of Assessor's Block 37487 - **Request for a Variance** to vary the specification for front entry stoops; **Planning Code Section 827(d)(5)(C)** requires that along the subject portion of Fremont Street, residential entries have front stoops that have a height of at least three-feet on average. As proposed, the required townhouse units along Fremont Street would be at grade. The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
(Continued from Regular Meeting of June 8, 2006)

the economy. The model is a dynamic system of four equations, which can be written in matrix form as follows:

$$\begin{bmatrix} \dot{Y} \\ \dot{K} \\ \dot{L} \\ \dot{M} \end{bmatrix} = \begin{bmatrix} 1 - \alpha - \beta \\ \alpha \\ \beta \\ 1 - \alpha - \beta \end{bmatrix} \begin{bmatrix} Y \\ K \\ L \\ M \end{bmatrix} + \begin{bmatrix} 0 \\ 0 \\ 0 \\ 0 \end{bmatrix} \quad (1)$$

where \dot{Y} , \dot{K} , \dot{L} and \dot{M} are the time derivatives of Y , K , L and M respectively. The matrix in (1) is a square matrix of order 4, and the vector in (1) is a column vector of order 4.

The system (1) can be solved by the method of undetermined coefficients. The solution of (1) is given by:

$$\begin{bmatrix} Y \\ K \\ L \\ M \end{bmatrix} = \begin{bmatrix} Y_0 \\ K_0 \\ L_0 \\ M_0 \end{bmatrix} e^{\lambda t} + \begin{bmatrix} 0 \\ 0 \\ 0 \\ 0 \end{bmatrix} \quad (2)$$

where Y_0 , K_0 , L_0 and M_0 are the initial values of Y , K , L and M respectively. The matrix in (2) is a square matrix of order 4, and the vector in (2) is a column vector of order 4.

The solution (2) shows that the economy converges to a steady state. The steady state values of Y , K , L and M are given by:

$$\begin{bmatrix} Y^* \\ K^* \\ L^* \\ M^* \end{bmatrix} = \begin{bmatrix} Y_0 \\ K_0 \\ L_0 \\ M_0 \end{bmatrix} e^{\lambda t} + \begin{bmatrix} 0 \\ 0 \\ 0 \\ 0 \end{bmatrix} \quad (3)$$

where Y^* , K^* , L^* and M^* are the steady state values of Y , K , L and M respectively. The matrix in (3) is a square matrix of order 4, and the vector in (3) is a column vector of order 4.

The steady state values of Y , K , L and M are given by:

$$\begin{bmatrix} Y^* \\ K^* \\ L^* \\ M^* \end{bmatrix} = \begin{bmatrix} Y_0 \\ K_0 \\ L_0 \\ M_0 \end{bmatrix} e^{\lambda t} + \begin{bmatrix} 0 \\ 0 \\ 0 \\ 0 \end{bmatrix} \quad (4)$$

where Y^* , K^* , L^* and M^* are the steady state values of Y , K , L and M respectively. The matrix in (4) is a square matrix of order 4, and the vector in (4) is a column vector of order 4.

The steady state values of Y , K , L and M are given by:

$$\begin{bmatrix} Y^* \\ K^* \\ L^* \\ M^* \end{bmatrix} = \begin{bmatrix} Y_0 \\ K_0 \\ L_0 \\ M_0 \end{bmatrix} e^{\lambda t} + \begin{bmatrix} 0 \\ 0 \\ 0 \\ 0 \end{bmatrix} \quad (5)$$

- 14a. 2006.0358X (M. SNYDER (415) 558-6891)
355-399 FREMONT STREET - northeast corner of Fremont Street and Harrison Street, Lots 001E, 002, and 006 of Assessor's Block 3747 - **Request under proposed Planning Code Section 309.1 (Rincon Hill Downtown Residential District) for Determinations of Compliance**, and exceptions to allow greater than one parking space for every two units (Planning Code sections 151.1 and 309.1(b)(1)(B)), dwelling units exposure (Planning Code Sections 140 and 309.1(b)(1)(D), and to the tower spacing and sculpting requirements (Planning Code Sections 270(e)(3) and 309.1(b)(1)(A). The project is to demolish the existing three buildings (375 Fremont Street, 385 Fremont Street and 399 Fremont Street) and construct a residential project that would consist of a tower reaching 400-feet (exclusive of mechanical penthouse and screening) that would be sited at the corner of Fremont Street and Harrison Street; the project would also consist of a podium structure that would align Fremont Street and Harrison Street and would feature townhouse units. The project would include approximately 432 dwelling units and up to 432 parking spaces (one half of which would be independently accessible). The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
 Preliminary Recommendation: Approval with conditions
 (Continued from Regular Meeting of June 8, 2006)

- 14b. 2006.0358V (M. SNYDER (415) 558-6891)
399 FREMONT STREET - northeast corner of Fremont Street and Harrison Street, Lots 001E, 002, and 006 of Assessor's Block 3747 - **Request for a Variance to vary the specification for front entry stoops; Planning Code Section 827(d)(5)(C)** requires that along the subject portion of Fremont Street, residential entries have front stoops that have a height of at least three-feet on average. As proposed, the required townhouse units would feature ramps that would lead to stoops that would be less than three-feet above grade on average. The subject property is located in the Rincon Hill Downtown Residential District and an 85/400-R Height and Bulk District.
 (Continued from Regular Meeting of June 8, 2006)

15. (M. CORRETTE: (415) 558-6295)
INNER MISSION NORTH SURVEY AREA I AND II - INNER MISSION NORTH CULTURAL RESOURCE SURVEY PHASES II, III AND IV. Adopt a motion endorsing the Inner Mission North Cultural Resource Survey consisting of:

- Inner Mission North Context Statement;
- Areas 1 and 2: 7 DPR 523D, District records.
- Area 1: Phase II, 419 California Department of Parks and Recreation (DPR)
- 523B Survey Forms;
- Area 2: Phase III, 173 DPR 523A forms; Phase IV, 173 DPR 523B forms;

The Inner Mission North Survey Areas 1 and 2 are bound by Dolores to the west, Folsom Street to the east, Duboce Avenue to the north and 18th Street to the south. The Survey includes the following Assessor Parcels:

The Inner Mission North Survey Areas 1 and 2 are bound by Dolores to the west, Folsom Street to the east, Duboce Avenue to the north and 18th Street to the south. The Survey includes the following Assessor Parcels:

Area 1

No Block/Lot - California Volunteers Monument at the foot of Dolores Street. Block 3532, lots: 003, 004, 004A, 006, 007, 008, 009, 010, 011, 012, 012A, 019B, 025, 043, 044, 049, 050, 051, 052, 053, 054, 055, 056, 056A, 057, 058, 059, 060, 062, 064, 065, 065A, 068,

069, 071. Block 3533 lots: 007, 008, 011, 013, 015, 016, 017, 018, 019, 020, 021, 022, 023, 026, 026A, 029, 031, 032, 033, 034, 039, 040, 041, 042, 043, 044, 044A, 046, 047, 048, 049, 050, 051, 051A, 052, 055, 056, 057, 058, 059, 060, 061, 063, 064, 065, 066, 067, 068, 069, 070, 070A, 072, 073, 075, 076-081 (Formerly lot 12), 082, 083, 084 (formerly lot 45). Block 3534 lots: 002, 003, 004, 005, 006, 006A, 007, 010A, 011, 012, 013, 014, 015, 016, 017, 017A, 017B, 017D, 017E, 018, 019, 020, 022, 024, 025, 025A, 025B, 025C, 025D, 025E, 026B, 027, 028, 031, 031A, 032, 034, 035, 036, 037, 038, 040, 041, 043, 047, 048, 049, 050, 056, 058, 063, 064, 065, 068, 095-100, 103, 104, 105. Block 3544 lots: 003, 004, 006A, 008, 010, 011, 013, 013A, 015, 016, 017, 79,80,81. Block 3545 lots: 018A, 019, 022, 022, 023, 024, 025A, 026, 027, 028, 029, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 050, 055, 057, 058, 059, 062, 063, 064, 066, 067, 068, 069, 070, 071, 073, 074, 077, 078, 079, 082, 083, 085, 086, 087, 088, 089, 090, 091, 092, 092A, 093, 094, 096, 097, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114-117, 118-119, 120, 121. Block 3547 lots: 004, 005, 007, 008, 018B, 019, 027. Block 3548 lots: 019, 020, 021, 023, 024, 025, 026, 027, 028, 031, 032, 036, 036A, 039, 040, 041, 044, 045, 047, 049, 050, 053, 054, 055, 056, 057, 058, 058, 059, 060, 061, 062, 064, 065, 068, 069, 070, 071, 072, 073, 074, 077, 078, 079, 081, 082, 083, 084, 086. Block 3553 lots: 022, 032, 043, 044, 045, 046, 047, 048, 052. Block 3554 lots: 002, 003, 007, 008, 012, 030, 031, 032, 032A, 033, 033A, 034, 035, 036, 037, 040, 043, 045, 046, 046A, 047, 051, 052, 055, 056, 057. Block 3555 lots: 002, 004, 016, 017, 018, 021, 022, 023, 024, 025, 026, 027, 028, 029, 031, 031A, 031B, 031C, 031D, 031E, 031F, 031G, 033, 034, 042, 044, 045, 047, 048, 049, 050, 051, 052, 053, 054, 055A, 055B, 058, 063. Block 3556 lots: 002, 003, 044, 005, 006, 007, 008, 016, 017, 018, 019, 020, 021, 023, 027, 030, 033, 035, 037, 038, 039, 048, 230-236, 57, 58, 59. Block 3557 lots: 008, 008A, 009A, 009B, 010, 011, 012, 013, 014, 015. Block 3567 lots: 034, 035, 036, 037, 039, 040, 041, 042, 044. Block 3568 lots: 001, 059, 059, 061, 062, 063, 064, 066, 067, 049. Block 3569 lots: 050, 051, 075, 076, 077, 078. Block 3570 lots: 047A, 047C.

AREA 2

Block 3548 lots: 004, 005, 006, 007, 008, 009, 010, 011, 012, 087, 088. Block 3549 lots: 018B, 018C, 019, 020, 024, 025, 026, 027, 029, 030, 031, 032, 034, 035, 036, 037, 038, 039, 040, 041, 043, 045, 046, 047, 050A, 051, 053, 054, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 085, 086. Block 3552 lots: 001, 002, 003, 004, 005, 006, 007, 008, 014, 015, 018, 020, 021, 023, 026, 027, 029, 029A, 029B, 030, 031, 034, 038, 045. Block 3553 lots: 003, 004, 005, 006, 007, 034, 036, 037, 038, 040, 061, 062. Block 3568 lots: 002, 003, 005, 006, 007, 008, 009, 010, 011, 012. Block 3569 lots: 004, 005, 006, 007, 008, 009, 011, 012, 014, 015, 016, 016A, 017, 017A, 017B, 017C, 017D, 018, 020, 021, 028, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 052, 053, 054, 057, 058, 059, 060, 061, 062, 066, 068, 069, 082, 085, 086. Block 3570 lots: 001, 002, 004, 008, 009, 009A, 010, 011, 012, 014, 015, 015A, 016, 017, 018, 020, 022, 023, 042, 043, 044, 045, 046, 048. Block 3571 lots: 004C, 005, 006, 007, 008, 014. Block 3574 lots: 018A, 018B, 019, 020, 021, 023, 024, 029, 040, 041, 042, 047, 052, 064, 065, 067, 069, 070, 071, 072, 073, 074, 075, 085, 089, 090, 099, 113. Block 3575 lots: 005, 006, 007, 008, 009, 010, 011, 012, 013, 016, 018, 019, 022, 023, 027, 028, 029, 030, 038, 044, 048, 047, 051, 057, 059, 060, 063, 064, 065, 066, 090, 101, 102, 103.

The Planning Commission will consider the following actions:

1. Endorse the revised 2005 Inner Mission North Cultural Resource Survey Context Statement.
2. Endorse draft DPR 523D forms for:
 - a. Guerrero Street-Fire Line National Register eligible district
 - b. Ramona Street National Register eligible district
 - c. Hidalgo Terrace California Register eligible district

THEORY OF THE EARTH



THEORY OF THE EARTH

- d. South Van Ness Avenue-Shotwell-Folsom Streets California Register eligible district
- e. Inner Mission commercial corridor locally significant area
- f. Inner Mission reconstruction locally significant theme
- g. Inner Mission 1906 Earthquake Survivor theme

3. Endorse the Inner Mission North Areas 1 and 2 findings consisting of California Department of Parks and Recreation Survey Forms for 593 properties within the survey area (DPR 523A, 523 B, 523D and 523L) pursuant to Article 10 of the Planning Code.
Preliminary Recommendation: Adoption

- 16a. 2005.1081D (E. TOPE: (415) 558-6316)
1860 PAGE STREET - north side between Shrader and Cole Streets; Lot 013 in Assessor's Block 1226 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.05.23.3168 proposing to demolish an existing two-story-over-garage single-family dwelling in an RM-2 (Residential, Mixed, Medium-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition.
(Continued from Regular Meeting of May 18, 2006)
- 16b. 2006.0057D (E. TOPE: (415) 558-6316)
1860 PAGE STREET - north side between Shrader and Cole Streets; Lot 013 in Assessor's Block 1226 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.05.23.3172 proposing to construct a new four-story five-unit building in an RM-2 (Residential, Mixed, Medium-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of May 18, 2006)
- 16c. 2006.0663D (E. TOPE: (415) 558-6316)
1860 PAGE STREET - north side between Shrader and Cole Streets; Lot 013 in Assessor's Block 1226 - **Request for Discretionary Review** of Building Permit Application No. 2005.05.23.3172S, proposing to construct a new four-story five-unit residential building, with four independently accessible parking spaces in an RM-2 (Residential, Mixed, Medium-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 16d. 2005.1080V (E. TOPE: (415) 558-6316)
1860 PAGE STREET - north side between Shrader and Cole Streets; Lot 013 in Assessor's Block 1226 - **Request for Off-Street Parking Variance**, per Section 151 of the Planning Code for construction of a new four-story, five-unit dwelling, with four independently accessible parking spaces in an RM-2 (Residential, Mixed, Medium-Density) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 18, 2006)
- 17a. 2005.0713D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin Streets; Lot 006 in Assessor's Block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.03.11.7350 to demolish an existing single-family dwelling (the project also proposes the construction of a new single-family dwelling) in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 354

LECTURE 1

1.1. THE CLASSICAL LIMIT

1.2. THE QUANTUM LIMIT

1.3. THE CORRESPONDENCE PRINCIPLE

1.4. THE CLASSICAL LIMIT

1.5. THE QUANTUM LIMIT

1.6. THE CORRESPONDENCE PRINCIPLE

1.7. THE CLASSICAL LIMIT

1.8. THE QUANTUM LIMIT

Preliminary Recommendation: Do not take Discretionary Review and approve project as proposed.

(Continued from Regular Meeting of June 1, 2006)

- 17b. 2005.1070D (B. FU: (415) 558-6613)
710 SILLIMAN STREET - north side between Dartmouth and Bowdoin streets; Lot 006 in Assessor's block 5917 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, of Building Permit Application no. 2005.03.11.7348 for the new construction of a single-family dwelling in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Do not take Discretionary Review and approve project as proposed.

(Continued from Regular Meeting of June 1, 2006)

- 18a. 2005.0328D (D. SIROIS: (415) 558-6313)
554 LONDON STREET - north side, between Russia & France, Lot 009, Assessor's Block 6272 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2005.01.13.3188, to demolish an existing single-family dwelling in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.

- 18b. 2005.0332D (D.SIROIS 558-6313)
554 LONDON STREET - north side, between Russia & France, Lot 009, Assessor's Block 6272 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.01.13.3192, proposing to construct a three-story, single-family residential building with two off-street parking in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the New Construction Permit.

- 19a. 2005.0089DDDDDDDDDDDE (G. CABREROS: (415) 558-6169)
2121-2123 LEAVENWORTH STREET - west side between Greenwich and Filbert Streets, Lot 002 in Assessor's Block 0094 - **Requests for Discretionary Review** of Demolition Permit Application No. 2005.02.24.6183 proposing to demolish an existing four-story, two-unit building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition.

- 19b. 2005.0387DDDDDDDDDDDD (G. CABREROS: (415) 558-6169)
2121-2123 LEAVENWORTH STREET - west side between Greenwich and Filbert Streets, Lot 002 in Assessor's Block 0094 - **Requests for Discretionary Review** of Building Permit Application Nos. 2005.02.24.6188 & 2005.02.24.6189 proposing to construct two, five-story, three-unit buildings in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

- 20a. 2006.0422EMTZ (K. MCGEE: (415) 558-6367)
THE EXECUTIVE PARK SUBAREA PLAN, A PART OF THE BAYVIEW HUNTERS POINT AREA PLAN - Assessor's Block 4991, Lots 65, 74, 75, 85, 86, 239, 240, 241,

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278, 279, 282, 346, and 418. The Commission will consider a Motion of Intent to Initiate amendments to the General Plan. The new Executive Park Subarea Plan will replace, in whole, the existing Executive Park Subarea Plan, part of the Bayview Hunters Point Area Plan in the General Plan, and sets forth objectives and policies to aid the area's transition into a residential neighborhood. The Subarea Plan addresses land use, streets and transportation, urban design, community facilities and services, and recreation and open space elements. The project also includes amendments to the Planning Code and Zoning Map, as described below.

Preliminary Recommendation: Adopt the Motion of Intent to Initiate an amendment to the General Plan that revises the Executive Park Subarea Plan.

- 20b. 2006.0422EMTZ (K. MCGEE: (415) 558-6367)
THE EXECUTIVE PARK SUBAREA PLAN, A PART OF THE BAYVIEW HUNTERS POINT AREA PLAN - Assessor's Block 4991, Lots 65, 74, 75, 85, 86, 239, 240, 241, 278, 279, 282, 346, and 418. The Commission will consider a Motion of Intent to Initiate amendments to the Planning Code and Zoning Maps 10, 10H, and 10SU, consistent with the Executive Park Subarea Plan. The project proposes to change the zoning within the site from a C-2 Zoning District to an RM-3 Zoning District and to change heights within the site, which currently range from 40 to 200 feet to heights that range from 40 to 240 feet. In addition, the project proposes related amendments to the Planning Code consistent with the Executive Park Subarea and proposes the establishment of the Executive Park Residential Special Use District, which will outline additional planning controls including controls on use, development, design, parking and permit review. The project also includes amendments to the General Plan as described above.
Preliminary Recommendation: Adopt a Motion of Intent to Initiate Amendments to the Planning Code text and Zoning Map.

7:00 P.M.

EASTERN NEIGHBORHOOD DRAFT SOCIOECONOMIC IMPACT ANALYSIS – This analysis was submitted to the Department as an initial consultant draft for planning staff comment. It is made available at this time as a result of a public request, however it has not had the benefit of staff review.

The purpose of today's hearing is to receive public comment to assist staff in its review of the document.

Preliminary Recommendation: No action required.

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

NOTICE OF MEETING

Room 408

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 15, 2006

12:00 to 1:30 PM

&

7:00 PM

06-09-07 P02259 REV 11

DOCUMENTS DEPT.

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EASTERN NEIGHBORHOOD DRAFT SOCIOECONOMIC IMPACT ANALYSIS

– This analysis was submitted to the Department as an initial consultant draft for planning staff comment. It is made available at this time as a result of a public request, however it has not had the benefit of staff review.

The purpose of today's hearing is to receive public comment to assist staff in its review of the document.

Preliminary Recommendation: No action required.

NOTE: The Planning Commission will recess at 1:30 p.m. for their regular hearing, and reconvene at 6:00 p.m. or thereafter to allow additional comment from those who have not had the opportunity to speak previously.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 22, 2006

1:30 PM

Regular Meeting

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President: Sue Lee

Vice-President: Dwight S. Alexander

Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.
and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Sue Lee
Commission Vice-President: Dwight S. Alexander
Commissioners: Michael J. Antonini; Shelley Bradford Bell; Kevin Hughes;
William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1263U (J. SWITZKY 575-6815)
333 FREMONT STREET - Motion to Approve In-Kind Agreement to Satisfy Rincon Hill Community Infrastructure Impact Fee Requirement per Section 318.3(e). The Planning Commission approved a project at 333 Fremont Street on June 16, 2005, that includes approximately 88 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupied square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project required a payment of approximately \$769,142. On March 14, 2006, the project sponsor deposited the full amount of its required fee, plus interest, into an escrow account payable to the City, pending approval of an In-Kind Agreement that would credit the sponsor for a portion of the fee in exchange for publicly-accessible improvements in accordance with the Rincon Hill Plan. The project sponsor has entered into an In-Kind Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to construct, and dedicate a permanent public easement on, a mid-block pedestrian pathway on the project site. The Planning Department recommends a fee credit equal to construction cost of the pathway improvements (approximately \$240,000) plus the value of the public easement (\$333,200), or approximately \$573,200 total. The City would thus draw from the escrow account the difference of the full fee and this credit, or \$195,942, and deposit this amount in the Rincon Hill Community Improvements Fund.
Preliminary Recommendation: Approval
(Proposed for Continuance to July 13, 2006)
2. 2006.0730U (J. SWITZKY 575-6815)
MOTION TO APPROVE EXPENDITURE FROM RINCON HILL COMMUNITY IMPROVEMENTS FUND OF UP TO \$25,000 FOR APPRAISAL AND PLANNING SERVICES FROM THE REAL ESTATE DIVISION. The Real Estate Division of the Department of Administrative Services is providing appraisal, transaction, and miscellaneous services related to implementation of the Rincon Hill Plan community improvements, including open space acquisition (Guy Place) and community facilities leasing (Sailor's Union of the Pacific). Planning Code Section 318.6(b) enables the Planning Commission to expend up to \$250,000 from the Fund for planning, architectural, engineering, and other support services for implementation of the public improvements funded by the Rincon Hill Community Improvements Fund. Approval of this expenditure will approve establishment of a work order not to exceed \$25,000 for the Real Estate Division.
Preliminary Recommendation: Approval
(Proposed for Continuance to July 13, 2006)

- 3a. 2005.0307D (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.01.06.2659 to demolish an existing single-family dwelling in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation. The project also includes the new construction of a three-unit building.
Preliminary Recommendation: Do not take DR and approve project as proposed.
(Proposed for Continuance to July 27, 2006)
- 3b. 2005.0329D (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, of Building Permit Application No. 2005.01.06.2663 for the new construction of a three-unit building in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation.
Preliminary Recommendation: Do not take DR and approve project as proposed.
(Proposed for Continuance to July 27, 2006)
4. 2005.0781D (M. SMITH (415) 558-6322)
1467 CLAYTON STREET - south side between Market Street and Corbett Avenue, Lot 004A in Assessor's Block 2712 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of a new residential building in association with residential demolition, of Building Permit Application No. 2005.07.25.8547, proposing to construct a four-story over garage, two-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of May 4, 2006)
NOTE: On May 4, 2006, following public testimony, the Commission closed the public hearing, and continued the matter to June 22, 2006, with instruction to the project sponsor to remove the 4th floor by a vote +5 -1. Commissioner Antonini vote no. Commissioner Hughes was absent.
(Proposed for Continuance to August 3, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

8. 2006.0092ET (D. SIDER: (415) 558-6697)
PLANNING CODE AMENDMENTS RELATING TO MEDICAL CANNABIS DISPENSARIES (MCD'S) [BOARD FILE NO. 060032] On January 10, 2006, Supervisors Mirkarimi and Ma introduced legislation which would have allowed certain existing MCD's to relocate irrespective of Planning Code restrictions on the proximity of new MCD's to schools and recreation buildings. On March 28, 2006 a substitute Ordinance was introduced by Supervisor Mirkarimi, which instead would amend [1] grandfathering provisions for existing MCD's, [2] the definition of a 'recreation building' with respect to proximity restrictions for new and existing MCD's, and [3] noticing requirements for MCD permits. The substitute Ordinance would also modify portions of the Health Code in order to make amendments to the MCD permitting process and MCD permit provisions.

Preliminary Recommendation: Adoption

(Continued from Regular Meeting of June 8, 2006)

NOTE: On June 8, 2006, following public testimony, the Commission closed the public hearing and continued the matter to June 22, 2006 by a vote +4 –0. Commissioners Bradford-Bell, Hughes and W. Lee were absent.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. 2006.0639C (M. LI: (415) 558-6396)
400 HOWARD STREET - northeast corner at 1st Street (the entire block bounded by Howard, 1st, Natoma, and Fremont Streets), Lot 008 in Assessor's Block 3720 - **Request for Conditional Use authorization** to establish approximately 8,835 square feet of office use on the ground floor of a previously-approved building. Foundry Square, Building 1 was previously authorized under the annual office limit for approximately 295,000 square feet of office space and approximately 14,200 square feet of retail space (Case No. 1998.902X, Motion No. 15005 and Case No. 2000.1019B, Motion No. 16069). The building permit application for the construction of the building specified approximately 286,161 square feet of office space. The current conditional use application proposes to convert approximately 8,835 square feet of retail space on the ground floor to office space without exceeding the authorized 295,000 square feet of office space. There will

be no physical expansion of the approved envelope of the building. The project site is within the C-3-O(SD) (Downtown Office Special Development) District and a 350-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

H. REGULAR CALENDAR

10. 2006.0074 U (J. LAU: (415) 558-6383)
DELEGATION AGREEMENT FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT - The Commission is being asked to consider a delegation agreement between the Planning Department and the Redevelopment Agency, which defines the roles and responsibilities of each party for the implementation of the Bayview Hunters Point Redevelopment Plan.
 Preliminary Recommendation: Approval

11. 2005.0582C (T.WANG: (415) 558-6335)
655 BROTHERHOOD WAY - south side between Junipero Serra and Lake Merced Boulevards; Lots 037 and 038 in Assessor's Block 7380 - **Request for Conditional Use authorization** pursuant to Planning Code Sections 209.3 (f) and (g) and 304 Planned Unit Developments to allow for Brandeis Hillel Day School (1) construction of an athletic and theatre pavilion building and (2) amendment of a previous Conditional Use authorization related to the school in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with conditions.

12. 2006.0084D (M. SMITH: (415) 558-6332)
980 CORBETT AVENUE - west side between Portola Drive and Hopkins Avenue, Lot 011 in Assessor's Block 2826 - **Request for Discretionary Review** of Building Permit Application No. 2005.08.11.0076, proposing to construct a one-story vertical addition, a three-story rear horizontal addition, and alter the front façade of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

- 13a. 2006.0661D (I.WILSON (415) 558-6163)
889 NORTH POINT STREET - south side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - **Request for Discretionary Review** of Building Permit Application No. 2006.03.10.6437, proposing to build a new four-story three-unit building. The proposal is to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. **This Discretionary Review is only for the building at 889 North Point Street.** The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT-2 (Waterfront Special Use District No. 2) District, and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the permit.
 (Continued from Regular Meeting of June 15, 2006)

- 13b. 2003.0367V (I.WILSON (415) 558-6163)
2998 LARKIN STREET, 899 NORTH POINT STREET, 889 NORTH POINT STREET - South side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - **Request for a Zoning Administrator Determination** under Planning Code Section 228.4 for conversion of the former gasoline service station to a new use. The proposal is

to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT-2 (Waterfront Special Use District No. 2) District, and a 40-X Height and Bulk District.

- 13c. 2006.0367V (I. WILSON: (415) 558-6163)
2998 LARKIN STREET, 899 NORTH POINT STREET, 889 NORTH POINT STREET - South side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - **Request for a Variance** under Planning Code Sections 121(e) and 134(c)(1) for conversion of the former gasoline service station to a new use. The proposal is to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. Section 121(e) of the Planning Code requires a minimum lot area of 1,750 square feet for the corner lot at 2998 Larkin Street. This lot is proposed to be 1,656 square feet and does not meet the minimum Planning Code requirement. Section 134(c)(1) of the Planning Code limits the last 10 feet of building depth permitted by rear yard averaging to 30 feet in height. The buildings are proposed to be up to 39'-3" in height at the rear and do not meet this Planning Code requirement. The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT-2 (Waterfront Special Use District No. 2) District, and a 40-X Height and Bulk District.

14. 2005.1208D (A. HESIK: (415) 558-6602)
287-291 PAGE STREET - south side between Octavia and Laguna Streets; Lot 014 in Assessor's Block 0852 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.10.28.6856. The subject property, which is a through lot fronting on two streets, contains two buildings with a total of four units, with the main building at the front of the lot containing three residential flats, and a cottage at the back of the lot containing one dwelling unit. The proposal is to convert the front building's authorized use from three dwelling units to two dwelling units, merging the two top flats, which are original to the subject building. The property is within an RH-3 (Residential House, Three-Family) District and an 80-B Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the project.
(Continued from Regular Meeting of June 8, 2006)

- 15a. 2005.1090CV (S. MENDRIN: (415) 558-6625)
1362 & 1366 14TH AVENUE - east side between Judah and Irving Streets; Lots 008, 015A and 015B, in Assessor's Block 1768 - **Request for Conditional Use authorization** under Planning Code Sections 209.3(f) and 303 to allow the establishment of a child-care facility providing less than 24-hour care for up to 25 children by licensed personnel and meeting the open-space and other requirements of the State of California and other authorities. The proposal includes the conversion of the ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The new preschool will also use the entire existing rear yard of 1362 14th Avenue and a portion of the rear yard of 1366 14th Avenue as Outdoor Activity Space as required by the California State Code for Child Care. The site is within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of June 15, 2006)

- 15b. 2005.1090CV (S. MENDRIN: (415) 558-6625)
1362 & 1366 14TH AVENUE - east side between Judah and Irving Streets; Lots 008, 015A and 015B, in Assessor's Block 1768 - **Request for Variances** from Planning Code Sections 135 (usable open space) to allow the elimination of required usable open space for the single-family dwelling at 1362 14th Avenue and 159(a) & (b) (required off-street parking not on the same lot as the structure) to allow the required off-street parking (for the single-family dwelling and proposed preschool) to be provided on a separate lot approximately 30 feet to the south. The proposal is to convert the existing garage and ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The new preschool will also use the entire existing rear yard of 1362 14th Avenue and a portion of the rear yard of 1366 14th Avenue as Outdoor Activity Space as required by the California State Code for Child Care. The proposal will maintain the existing dwelling units located at both addresses (total of 2 units) and the building footprints will remain the same. The proposal will be subject of a concurrent hearing before the Planning Commission for a conditional use authorization to allow the establishment of a preschool in a residential district. The properties are located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District.
(Continued from Regular Meeting of June 15, 2006)
- 15c. 2006.0688D (S. MENDRIN: (415) 558-6625)
1362 14TH AVENUE - east side between Judah and Irving Streets; Lot 015A in Assessor's Block 1768 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.07.8544 proposing to convert the existing garage and ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The property is located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the proposed project.
(Continued from Regular Meeting of June 15, 2006)
16. 2006.0087D (S. MENDRIN: (415) 558-6625)
2290 VALLEJO STREET - north side between Fillmore and Webster Streets, Lot 013 in Assessor's Block 0557 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.02.06.3803 proposing to merge two dwelling units into one single-family dwelling in an RH-2 (Residential, House, Two-Family) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed project.
(Continued from Regular Meeting of June 15, 2006)
17. 2006.0537D (E. WATTY: (415) 558-6620)
1678 GREAT HIGHWAY - east side between Moraga and Lawton Avenues, Lot 026, in Assessor's Block 1895 - **Request for Discretionary Review** of Building Permit 2006.02.01.6549 proposing to legalize work performed without permits, including reconstructing the rear of a single family dwelling. The subject property is located in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the application as submitted.
(Continued from Regular Meeting of June 8, 2006)

18. 2001.0636E (N. TURRELL; (415) 558-5994)
WHARF J-10 - FISHERMAN'S WHARF WATERFRONT BETWEEN HYDE AND LEAVENWORTH STREETS - Lot 001 in Assessor's Block 0007 - **Certification of Final Environmental Impact Report.** The proposed project includes the demolition of an existing vacant fish processing building and wharf, to abate an existing public health and safety hazard caused by the deteriorated condition of the structure and its potential for collapse. Following demolition, the Port of San Francisco would install guardrails and new riprap (rock to protect the seawall). Existing Port tenants of Wharf J-10 could pursue reuse of the site, including a new fish processing building for use by F. Alioto Fish Company; an outdoor platform for use by California Shellfish Company; and possible Port-sponsored improvements that might include a public fish receiving dock at the east end or west end of Wharf J-10, a second new building for use by the fishing industry, and/or a new floating boat repair dock at Wharf J-10 or at the foot of Leavenworth Street. There are no definitive reuse plans at the present time. The project site is within a C-2 (Community Business) Zoning District, Waterfront Special Use District No. 1, and a 40-X Height and Bulk District.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
NOTE: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

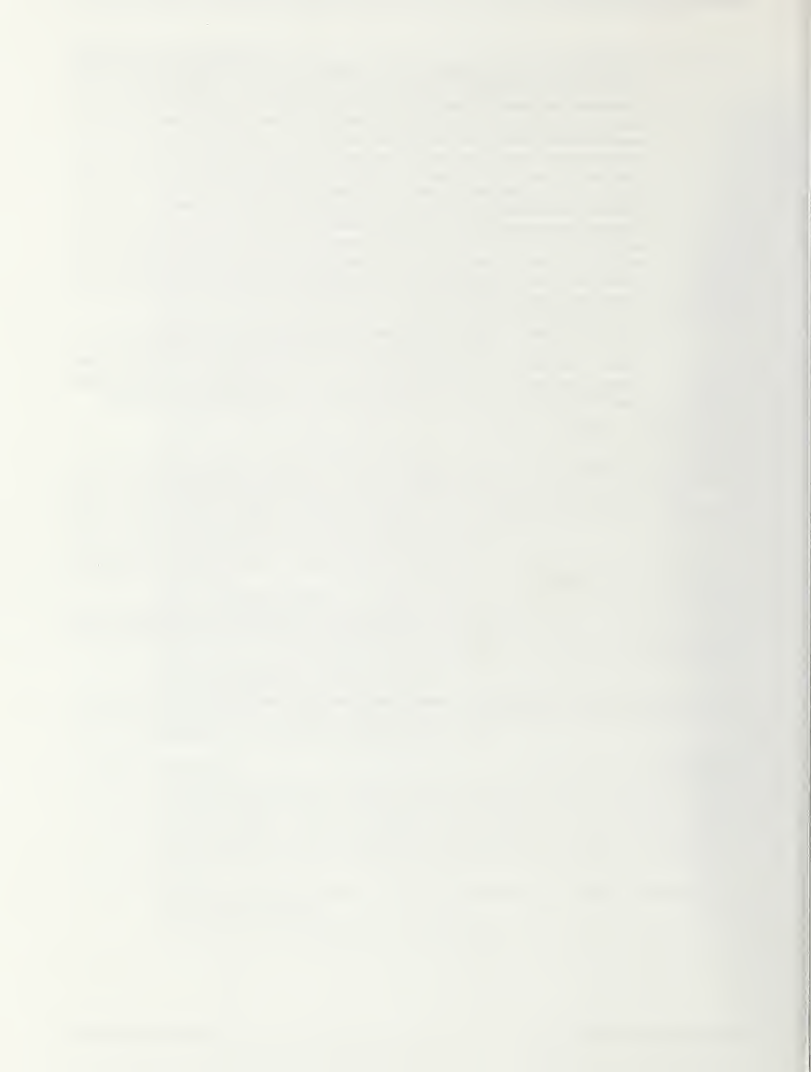
I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meetings

Thursdays, June 29, 2006 & July 6, 2006

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for ***Thursdays, June 29, 2006 & July 6, 2006*** have been cancelled. The next Regular Meeting of the Planning Commission will be held on ***Thursday, July 13, 2006***.

Linda D. Avery
Commission Secretary

DOCUMENTS DEPT.

JUN 26 2006

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PUBLIC LIBRARY

PLANNING COMMISSION ROSTER

PRESIDENT	SUE LEE
VICE-PRESIDENT	DWIGHT ALEXANDER
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	SHELLEY BRADFORD BELL
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	CHRISTINA OLAGUE

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 13, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL - 7 2006

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07-07-07P04:00 RCYD

President: Dwight Alexander

Vice-President:

Commissioners: Michael Antonini; William Lee; Kathrin Moore; Christina Olague;
Bill Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sttf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President:
Commissioners: Michael Antonini; William Lee; Kathrin Moore;
Christina Olague; Bill Sugaya;

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0537D (E. WATTY: (415) 558-6620)
1678 GREAT HIGHWAY - east side between Moraga and Lawton Avenues, Lot 026, in Assessor's Block 1895 - **Request for Discretionary Review** of Building Permit 2006.02.01.6549 proposing to legalize work performed without permits, including reconstructing the rear of a single family dwelling. The subject property is located in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the application as submitted.
(Continued from Regular Meeting of June 22, 2006)
(Proposed for Continuance to July 27, 2006)
2. 2006.0050DD (I. WILSON: (415) 558-6163)
3577 PACIFIC AVENUE - south side between Locust and Spruce Streets; Lot 014 in Assessor's Block 0970 - **Request for Discretionary Review** of Building Permit Application No. 2005.10.07.5061, proposing to add a third story, expand the building at the rear, and alter the front facade. The property is located within an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
(Proposed for Continuance to July 27, 2006)
3. 2006.0673D (I. WILSON: (415) 558-6163)
70-72 NIDO AVENUE - east side between Vega and Turk Streets; Lot 022 in Assessor's Block 0970 - **Request for Discretionary Review** of Building Permit Application No. 2006.03.01.5727, proposing to add a fourth story that is setback 27'-0" from the front building wall; add a 6'-0" x 6'-8" deck at the southeast (rear) corner of the second floor; alter window sizes and provide entry awning at the front of the building. The property is located within an RH-2 (Residential, House, Two-Family) District and a 30-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
(Proposed for Continuance to July 20, 2006)
4. 2002.1263U (J. SWITZKY 575-6815)
333 FREMONT STREET - **Motion to Approve In-Kind Agreement to Satisfy Rincon Hill Community Infrastructure Impact Fee Requirement per Section 318.3(e)**. The Planning Commission approved a project at 333 Fremont Street on June 16, 2005, that includes approximately 88 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupied square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project required a payment of approximately \$769,142. On March 14, 2006, the project sponsor deposited the full amount of its required fee, plus interest, into an escrow account

payable to the City, pending approval of an In-Kind Agreement that would credit the sponsor for a portion of the fee in exchange for publicly-accessible improvements in accordance with the Rincon Hill Plan. The project sponsor has entered into an In-Kind Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to construct, and dedicate a permanent public easement on, a mid-block pedestrian pathway on the project site. The Planning Department recommends a fee credit equal to construction cost of the pathway improvements (approximately \$240,000) plus the value of the public easement (\$333,200), or approximately \$573,200 total. The City would thus draw from the escrow account the difference of the full fee and this credit, or \$195,942, and deposit this amount in the Rincon Hill Community Improvements Fund.

Preliminary Recommendation: Approval

(Continued from the Regular Meeting of June 22, 2006)

(Proposed for Continuance to July 20, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting. A vote on the minutes is different from a vote on a permit; the vote doesn't have the same adjudicative and due process implications.

5. Consideration of Adoption:

- Draft Minutes of Regular Meeting of January 26, 2006.
- Draft Minutes of Regular Meeting of February 9, 2006.
- Draft Minutes of Regular Meeting of May 25, 2006.
- Draft Minute of Regular Meeting of June 22, 2006.

6. OFFICERS: In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall hold office for one year and until their successors are elected. In the event of the absence or inability to act of the President, the Vice President shall take the place and perform the duties of the President.

ELECTION OF VICE PRESIDENT: The Commission may take action to elect a Vice President to complete the one-year term (through 2006) with the ability to continue to hold office until their successor is elected.

7. Commission Comments/Questions

- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

8. Director's Announcements

9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

10. (S. DENNIS: (415) 558-6314)
INCLUSIONARY HOUSING STUDY - Informational report on the findings of the housing sensitivity analysis, this is the first part of the Inclusionary Housing Study, authorized by the Board of Supervisors.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 11a. 2006.0333D (R. CRAWFORD: (415) 558-6358)
3344 MARKET STREET - northeast side between Glendale and Clayton Streets. Assessor's Block 2717 Lot 004F - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2006.03.29.7845, to demolish the existing one-family house and construct a new one-family house in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, and approve the Demolition Permit.
- 11b. 2006.0803D (R. CRAWFORD: (415) 558-6358)
3344 MARKET STREET - northeast side between Glendale and Clayton Streets. Assessor's Block 2717 Lot 004F - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of replacement housing of Building Permit Application No. 2006.03.29.8452, to construct a new one-family house in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, and approve the Building Permit.
12. 2006.0605D (S. SANCHEZ: (415) 558-6326)
593 ARKANSAS STREET - east side between 20th and 22nd Streets, Lot 043 in Assessor's Block 4099 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006/04/19/9394 proposing to merge two dwelling units into one dwelling unit in an RH-2 (House, Two-Family) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the permit.
13. 2006.0618C (E. WATTY: (415) 558-6620)
156 BROAD STREET - north side between Capitol and Plymouth Avenues; Lot 019 in Assessor's Block 7107 - **Request for Conditional Use authorization**, pursuant to Planning Code Section 209.4(a), to convert a single-family residence into a community facility operated by the OMI (Ocean View, Merced, Ingleside) Family Resource Center, a

program of Urban Services YMCA, located in an RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

- 14a. 2005.0060D (T. WANG: (415) 558-6335)
134 RALSTON STREET - east side between Sargent and Randolph Streets; currently straddling Lots 031 and 030 in Assessor's Block 7085 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No.2003.08.07.1522, proposing to demolish a single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.
- 14b. 2005.0061D (T. WANG: (415) 558-6335)
132 RALSTON STREET - east side between Sargent and Randolph Streets; Lot 030 in Assessor's Block 7085 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of all replacement structures in association with residential demolition, of Building Permit Application No.2003.08.07.1524, proposing to construct a two-story, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the new building permit.
- 14c. 2005.0064D (T. WANG: (415) 558-6335)
134 RALSTON STREET - east side between Sargent and Randolph Streets; Lot 031 in Assessor's Block 7085 - **Mandatory Discretionary Review**, under Planning Commission's policy requiring review of all replacement structures in association with residential demolition, of Building Permit Application No.2003.08.07.1529, proposing to construct a two-story, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the new building permit.
15. 2006.0468C (M. SMITH: (415) 558-6322)
1201 ORTEGA STREET - between 19th and 20th Avenues, Lots 002, 003, 004, 035, 036, and 037 in Assessor's Block 2115 - **Request for Conditional Use authorization** pursuant to Planning Code Section 209.3(h) to convert a post-secondary school operated by the San Francisco Conservatory of Music to a private combined elementary and secondary school operated by Lycee Francais La Perouse, located in a RH-1 (Residential, House, One-Family) District, a RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

F. REGULAR CALENDAR

16. 2005.0402D (G. CABREROS: (415) 558-6169)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; Lot 022 in Assessor's Block 1076 - **Staff Initiated Discretionary Review** of Building Permit Application 2004.03.02.7604, to construct horizontal and vertical additions to the existing two-story, two-unit building resulting in a four-story, three-unit building in a RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

17. 2006.0523D (K. DURANDET: (415) 575-6816)
372-374 CAPP STREET - west side between 18th and 19th Streets; Lot 048 in Assessor's Block 3590 - **Request for Discretionary Review** of Building Permit Application No. 2005.1116.8251S, proposing to replace and reconfigure rear stairs adding two (2) decks and firewall to an existing two-family dwelling in an RH-3 (Residential, Three-Family) District and a 50-X Height and Bulk District in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. .
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
- 18a. 2005.0764DV (K. DURANDET: (415) 575-6816)
1640 20th STREET - north side corner lot between Arkansas and Connecticut; Lot 012 in Assessor's Block 4068 - **Request for Discretionary Review of Building Permit Application No. 2005.0816.0369S** proposing to construct a rear stairway from the first/ground floor to a new third floor roof deck and a new stair penthouse and a front horizontal addition for an existing three-story, single-family house in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
- 18b. 2005.0764DV (K. DURANDET: (415) 575-6816)
1640 20th STREET - north side corner lot between Arkansas and Connecticut; Lot 012 in Assessor's Block 4068 - **Request for a Rear Yard Variance per Planning Code Section 134** proposing to construct a stairway from the first/ground floor to a new third floor roof deck at the rear of an existing three-story, single-family house. The required rear yard is 15 feet and the proposed stairway would result in a rear yard of 3 feet. The Variance is only for the proposed rear stair.
19. 2006.0455D (A. STARR: (415) 558-6362)
704 NORTH POINT STREET (AKA 2710 LEAVENWORTH) - north side between Leavenworth and Hyde Streets; Lot 002 in Assessor's Block 0024 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of medical cannabis dispensaries, of Building Permit Application 2006.03.29.7757, to establish a medical cannabis dispensary (dba Green Cross) in a vacant retail space that was previously occupied by a full service restaurant (dba Levunic Restaurant). The property is located within a C-2 (Community Business) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
20. 2006.0578D (K. AMDUR: (415) 558-6351)
1345 MONTGOMERY STREET - west side, at the southwest corner of the intersection with Filbert Street (steps), Lot 001 in Assessor's Block 0105 - **Discretionary Review request**, for a building permit (No. 2005.08.01.9085) to convert the existing commercial building, most recently used as a restaurant, to a single family dwelling. The project includes extensive remodeling of the interior and several changes to the exterior, including the addition of two dormer windows, the replacement of several existing windows, and the creation of a garage door and curb cut, all on the Montgomery Street façade; and the addition of a roof deck with a glass guardrail. The flat portion of the Montgomery Street roof will be raised approximately 3 feet, to the height of the peak of the roof facing Montgomery Street. The existing stair penthouse will be expanded slightly to meet current Code requirements for access to the roof, and some existing mechanical

equipment on the roof would be removed. The property is located in the RH-3 (Residential, House Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve the project as proposed.

21. 2006.0127C (M. WOODS; (415) 558-6315)
360 - 9TH AVENUE (A.K.A. 370 - 9TH AVENUE) - east side between Clement Street and Geary Boulevard; Lot 011, in Assessor's Block 1440 - **Request for Conditional Use authorization** under Planning Code Sections 178(c), 209.3(f) and 303 to convert an existing kindergarten classroom (approximately 1,100 square feet) in the Star of the Sea Elementary and High Schools to a preschool, a child-care use category as defined under Section 209.3(f) of the Planning Code, for up to 24 children, on an existing church and school site. The site, approximately 65,980 square feet consisting of seven buildings, occupies almost the entire block beginning at the northeast corner of Ninth Avenue and Geary Boulevard. The site is in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
22. 2005.0659C (T. WANG (415) 558-6335)
85 SAINT ELMO WAY - southeast side between Monterey Boulevard and Yerba Buena Avenue; Lot 032 in Assessor's Block 3049 - **Request for Conditional Use authorization**, pursuant to Planning Code Section 304 Planned Unit Developments, to allow construction of an addition to the existing residence of Consul General of the People's Republic of China, with a modification of rear yard requirements in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of June 8, 2006)
- 23a. 2004.0165EMZHX: (D. DIBARTOLO: (415) 558-6291)
1 KEARNY STREET/710 MARKET STREET - west side between Market and Geary Streets, Lots 003 and 010 in Assessor's Block 312 - **Adoption of CEQA findings** related to the Mitigated Negative Declaration (MND) and adoption of said MND regarding the reclassification of Lot 003 from a C-3-R (Downtown, Retail) District and 80-130-F Height and Bulk District to a C-3-O (Downtown, Office) District and 142-X Height and Bulk District, the demolition of a three-story commercial structure at Lot 003, and the construction of a new 10-story horizontal expansion to the Category I, Mutual Savings Bank Building located on Lot 010. Lots 003 and 010 within Assessor's Block 0312 are currently located in C-3-R (Downtown Retail) and C-3-O (Downtown Office) Districts, respectively. Both lots are located within an 80-130-F Height and Bulk District.
Preliminary Recommendation: Adopt the CEQA findings and the MND.
- 23b. 2004.0165EMZHX: (D. DIBARTOLO: (415) 558-6291)
1 KEARNY STREET/710 MARKET STREET - west side between Market and Geary Streets, Lots 003 and 010 in Assessor's Block 312 - **Request for adoption of a resolution recommending that the Board of Supervisors approve two General Plan Amendments** which would amend Map 1 and Map 5 of the Downtown Element of the San Francisco General Plan to allow for the reclassification of Assessor's Block 0312, Lot 003 from a C-3-R (Downtown Retail) District to a C-3-O (Downtown, Office) District and from a 80-130-F Height and Bulk District to a 142-X Height and Bulk District. The property is currently within a C-3-R (Downtown, Retail) District and an 80-130-F Height and Bulk District.
Preliminary Recommendation: Adopt the draft resolution.

- 23c. 2004.0165EMZHX: (D. DIBARTOLO: (415) 558-6291)
1 KEARNY STREET/710 MARKET STREET - west side between Market and Geary Streets, Lots 003 and 010 in Assessor's Block 312 - **Request for adoption of a Resolution recommending that the Board of Supervisors approve two Zoning Map Amendments** which would amend Zoning Map Sheets 1 and 1H to reclassify Assessor's Block 312, Lot 003 from a C-3-R (Downtown, Retail) District to a C-3-O (Downtown, Office) District and from a 80-130-F Height and Bulk District to a 142-X Height and Bulk District. The subject property is currently within a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District.
Preliminary Recommendation: Adopt the draft resolution.
- 23d. 2004.0165EMZHX: (D. DIBARTOLO: (415) 558-6291)
1 KEARNY STREET/710 MARKET STREET - west side between Market and Geary Streets, Lots 003 and 010 in Assessor's Block 312 - **Request for Permit to Alter** under Article 11 of the Planning Code for a nine or ten story horizontal addition to an Article 11 Category I building, The "Mutual Savings Bank Building", located at One Kearny Street in Assessor's Block 0312, Lot 010. The property is currently within a C-3-O (Downtown Office) District and an 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 23e. 2004.0165EMZHX: (D. DIBARTOLO: (415) 558-6291)
1 KEARNY STREET/710 MARKET STREET - west side between Market and Geary Streets, Lots 003 and 010 in Assessor's Block 312 - **Request for a Determination of Compliance with Exceptions under Section 309 of the Planning Code.** The project would demolish a three-story commercial structure at Lot 003, and then construct a new 10-story horizontal expansion to the Category I, Mutual Savings Bank Building located on Lot 010. The Project is requesting exceptions for Shadows on Public Streets and, in the event the required General Plan and Zoning Map Amendments described in items (b) and (c) above are not approved by the Board of Supervisors, Exceptions to Height Limits in 80-130-F Height and Bulk District. Lots 003 and 010 within Assessor's Block 0312 are currently located in C-3-R (Downtown Retail) and C-3-O (Downtown Office) Districts, respectively. Both lots are located within an 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval with conditions
24. 2003.1183E (W. WYCKO: (415) 558-5972)
55 FRANCISCO STREET PROJECT - **Appeal of Preliminary Negative Declaration.** The project site at 55 Francisco Street (Assessor's Block 0056, Lot 006), also known as 1789 Montgomery Street, is approximately 48,714 square feet in size and located on the southern side of Francisco Street in the block bounded by Francisco, Montgomery, Chestnut, and Kearny Streets. The project site currently has a three-story, 284-space parking garage and a seven-story office building. The proposed project would involve the addition of three new levels atop the existing parking garage with 51 residential dwelling units (approximately 57,999 gross square feet). The existing office building on the project site would remain as it is. The proposed project would also involve reconfiguration of the existing parking by removing 81 independently accessible public parking spaces and creating valet parking for 203 vehicles on the first two levels of the garage, and providing 59 independently accessible parking spaces on the third level for the proposed dwelling units. The project site is zoned C-2 (Community Business), and is within a 65-X height and bulk district and Waterfront Special Use District #3. The proposed project would require Conditional Use authorization for the proposed Planned Unit Development (PUD).
(Continued from Regular Meeting of May 25, 2006)

25. 2006.0730U (J. SWITZKY: (415) 575-6815)
MOTION TO APPROVE EXPENDITURE FROM RINCON HILL COMMUNITY IMPROVEMENTS FUND OF UP TO \$25,000 FOR APPRAISAL AND PLANNING SERVICES FROM THE REAL ESTATE DIVISION - The Real Estate Division of the Department of Administrative Services is providing appraisal, transaction, and miscellaneous services related to implementation of the Rincon Hill Plan community improvements, including open space acquisition (Guy Place) and community facilities leasing (Sailor's Union of the Pacific). Planning Code Section 318.6(b) enables the Planning Commission to expend up to \$250,000 from the Fund for planning, architectural, engineering, and other support services for implementation of the public improvements funded by the Rincon Hill Community Improvements Fund. Approval of this expenditure will approve establishment of a work order not to exceed \$25,000 for the Real Estate Division. This item was originally advertised for June 22, 2006.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of June 22, 2006)
26. DISCRETIONARY REVIEW POLICY (J. IONIN: (415) 558-6309)
Department presentation to the Commission on their Discretionary Review Policy adopted May 20, 2004 with suggested modifications to the Pre-Application process, expanded criteria and new terminology ("Simple vs. Complex" to "Abbreviated vs. Standard").
(Continued from Regular Meeting of June 1, 2006)

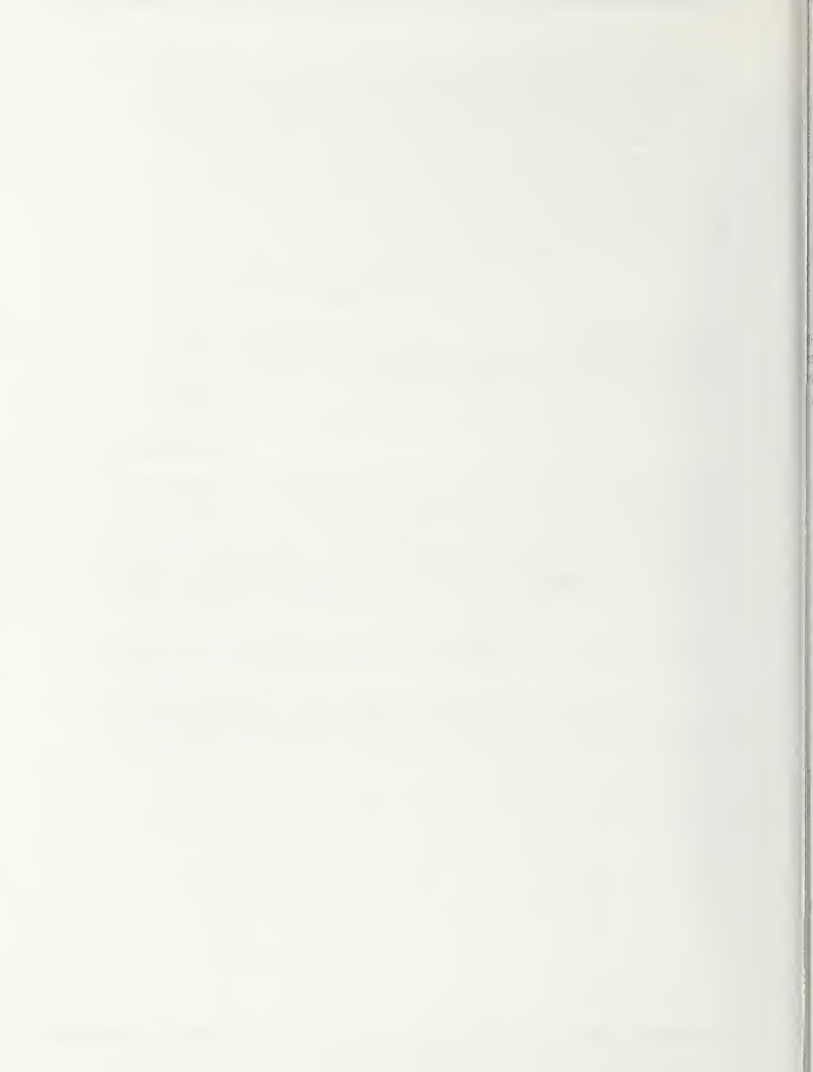
G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 20, 2006
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

JUL 14 2006

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President: Dwight S. Alexander
Vice-President: Christina Olague;
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.
and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya;

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2006.0274D (C. JAROSLAWSKY (415) 558-6348)
230 DUNCAN STREET - north side between Church and Dolores Streets; Lot 006 in Assessor's Block 6593 - **Mandatory Discretionary Review** under the Planning Commission's policy required review of housing demolition, of Demolition Permit Application No. 2006.02.07.3990, to demolish an existing single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the demolition.
(Proposed for Continuance to July 27, 2006)
- 1b. 2006.0276D (C. JAROSLAWSKY (415) 558-6348)
230 DUNCAN STREET - north side between Church and Dolores Streets; Lot 006 in Assessor's Block 6593 - **Mandatory Discretionary Review** under the Planning Commission's policy required review of new residential building in association with residential demolition, of Building Permit Application No. 2006.02.07.3988, proposing to construct a four-story, two-family residential building with two off-street parking spaces in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the new construction.
(Proposed for Continuance to July 27, 2006)
- 2a. 2006.0385D (A. STARR: (415) 558-6362)
2300 VALLEJO STREET - north side between Fillmore and Steiner Streets; Lot 044 in Assessor's Block 0558 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application 2006.03.27.7562, proposing to merge two units into one. The property is located within an RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Pending
(Proposed for Continuance to July 27, 2006)
- 2b. 2006.0386V (A. STARR: (415) 558-6362)
2300 VALLEJO STREET - north side between Fillmore and Steiner Streets; Lot 044 in Assessor's Block 0558 - **Request for a Rear Yard Variance** per Planning Code Section 134 proposing to add a square bay window, 3' deep by 9.5' wide, modify the existing fire escape and alter the roofline at the rear of a four-story, two-family house. Portions of the referenced addition would be within the required rear yard. The property is located within an RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to July 27, 2006)

3. 2004.0745E (C. ROOS: (415) 558-5981)
2420 SUTTER STREET - Residential Care and Medical Office Facility north side between Divisadero and Broderick Streets, in San Francisco's Western Addition Neighborhood (Block 1052, Lot 023) - **Hearing on Appeal of Preliminary Mitigated Negative Declaration.** The project site is about 14,609 square feet in size. It contains an approximately 9,000-square-foot, three-story (30-foot-tall) medical office building on about one-third of the site and a 25-space surface parking area on the remaining two-thirds of the site, both owned and occupied by the San Francisco Foundation for Psychoanalysis. The project sponsor, Sunrise Development, Inc., proposes to demolish the existing building and surface parking, and construct a six-story, 65-foot tall building with approximately 6,880 gross square feet (gsf) of replacement medical office use on the ground floor to be occupied by the Foundation, an approximately 45,712-square-foot residential care facility for frail elderly, containing 58 rooms. There would be about 46 parking spaces. On-site common open space would total about 5,480 square feet, to include a rear yard of approximately 3,000 gsf., a second floor terrace of approximately 1,600 gsf, and common balconies totaling approximately 880 gsf (about 220 gsf/balcony), on floors three to six. The building would be U-shaped in plan view, with the U opening to the rear of the building above the ground floor. The project site is located in the Western Addition Neighborhood of San Francisco. The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) Use district and a 65-A Height and Bulk district. The project requires Conditional Use authorization and may be subject to the City's Inclusionary Housing ordinance.
(Proposed for Continuance to August 10, 2006)
4. 2006.0745C (I. WILSON: (415) 558-6163)
2420 SUTTER STREET - north side between Divisadero and Broderick Streets; Lot 023 in Assessor's Block 1052 - **Request for Conditional Use authorization** under Planning Code Sections 303 and 712 to develop a lot greater than 10,000 square feet and to develop non-residential uses greater than 6,000 square feet; and under Planning Code Section 271 to exceed the required bulk limitation. The project is located in an NC-3 District and a 65-A Height and Bulk District. The proposal is to demolish the existing building and surface parking and to construct a six-story 65-foot tall building with approximately 6,880 square feet of replacement medical office use on the ground floor, an approximately 45,712 square foot residential care facility for frail elderly, containing 58 rooms and common open space. The project includes approximately 46 parking spaces in two levels below ground.
Preliminary Recommendation: Approve with conditions.
(Proposed for Continuance to August 10, 2006)
5. 2002.1263U (J. SWITZKY: (415) 575-6815)
333 FREMONT STREET - **Motion to Approve In-Kind Agreement to Satisfy Rincon Hill Community Infrastructure Impact Fee Requirement per Section 318.3(e).** The Planning Commission approved a project at 333 Fremont Street on June 16, 2005, that includes approximately 88 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupied square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project required a payment of approximately \$769,142. On March 14, 2006, the project sponsor deposited the full amount of its required fee, plus interest, into an escrow account payable to the City, pending approval of an In-Kind Agreement that would credit the sponsor for a portion of the fee in exchange for publicly-accessible improvements in accordance with the Rincon Hill Plan. The project sponsor has entered into an In-Kind Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to construct, and dedicate a permanent public easement on, a mid-block pedestrian pathway on the project site. The Planning Department recommends a fee

credit equal to construction cost of the pathway improvements (approximately \$240,000) plus the value of the public easement (\$333,200), or approximately \$573,200 total. The City would thus draw from the escrow account the difference of the full fee and this credit, or \$195,942, and deposit this amount in the Rincon Hill Community Improvements Fund.

Preliminary Recommendation: Approval

(Continued from the Regular Meeting of July 13, 2006)

(Proposed for Continuance to July 27, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes - Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting. A vote on the minutes is different from a vote on a permit; the vote doesn't have the same adjudicative and due process implications.

6. Consideration of Adoption:

- Draft Minutes of Regular Meeting of February 2, 2006.
- Draft Minutes of Regular Meeting of June 1, 2006.

7. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

8. Director's Announcements

9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 10a. 2005.0328D (R. CRAWFORD; (415) 558-6358)
554 LONDON STREET - north side, between Russia & France, Lot 009, Assessor's Block 6272 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2005.01.13.3188, to demolish an existing single-family dwelling in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.
(Continued from Regular Meeting of June 15, 2006)
- 10b. 2005.0332D (R. CRAWFORD; (415) 558-6358)
554 LONDON STREET - north side, between Russia & France, Lot 009, Assessor's Block 6272 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.01.13.3192, proposing to construct a three-story, two-family residential building with two off-street parking spaces in an RH-2 (Residential, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the New Construction Permit.
(Continued from Regular Meeting of June 15, 2006)
11. 2005.0402D (G. CABREROS; (415) 558-6169)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; Lot 022 in Assessor's Block 1076 - **Staff Initiated Discretionary Review** of Building Permit Application 2004.03.02.7604, to construct horizontal and vertical additions to the existing two-story, two-unit building resulting in a four-story, three-unit building in a RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of July 13, 2006)

F. REGULAR CALENDAR

12. 2006.0409D (E. TOPE; (415) 558-6316)
1 BELGRAVE AVENUE - south side at the end of Belgrave Avenue, east of Shrader Street; Lot 024 in Assessor's Block 2662 - **Request for Discretionary Review** of Building Permit Application No. 2005.07.07.7059S, proposing to add an approximately 200 square foot first floor addition and an approximately 180 square foot second floor addition to the rear of an existing two-story over garage single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-x Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of June 1, 2006)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be

exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 27, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL 21 2006

SAN FRANCISCO
PUBLIC LIBRARY

07-21-07P0214 RCVB

President: Dwight Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.
and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2006.0661D (I.WILSON (415) 558-6163)
889 NORTH POINT STREET - south side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - **Request for Discretionary Review** of Building Permit Application No. 2006.03.10.6437, proposing to build a new four-story three-unit building. The proposal is to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. **This Discretionary Review is only for the building at 889 North Point Street.** The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT-2 (Waterfront Special Use District No. 2) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the permit.
(Continued from Regular Meeting of June 22, 2006)
(Proposed for Continuance to August 3, 2006)
- 1b. 2003.0367V (I.WILSON (415) 558-6163)
2998 LARKIN STREET, 899 NORTH POINT STREET, 889 NORTH POINT STREET - South side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - **Request for a Zoning Administrator Determination** under Planning Code Section 228.4 for conversion of the former gasoline service station to a new use. The proposal is to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT-2 (Waterfront Special Use District No. 2) District, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 22, 2006)
(Proposed for Continuance to August 3, 2006)
- 1c. 2006.0367V (I.WILSON (415) 558-6163)
2998 LARKIN STREET, 899 NORTH POINT STREET, 889 NORTH POINT STREET - South side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - **Request for a Variance** under Planning Code Sections 121(e) and 134(c)(1) for conversion of the former gasoline service station to a new use. The proposal is to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. Section 121(e) of the Planning Code requires a minimum lot area of 1,750 square feet for the corner lot at 2998 Larkin Street. This lot is proposed to be 1,656 square feet and does not meet the minimum Planning Code requirement. Section 134(c)(1) of the Planning Code

limits the last 10 feet of building depth permitted by rear yard averaging to 30 feet in height. The buildings are proposed to be up to 39'-3" in height at the rear and do not meet this Planning Code requirement. The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT-2 (Waterfront Special Use District No. 2) District, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 22, 2006)
(Proposed for Continuance to August 3, 2006)

- 2a. 2002.1179E!KMZTXCW (M. LI: (415) 558-6398)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for a shadow impact determination** regarding the significance of net new shadow on Civic Center Plaza and Howard-Langton Mini Park caused by a proposal to (1) demolish an existing four- to seven-story apartment building, which contains 377 residential rental units (including 360 rent-controlled units), a ground-floor restaurant, and surface and below-grade parking for approximately 450 vehicles, and (2) construct three buildings ranging in height from 148 feet to 223 feet and containing approximately but no more than 1,900 residential rental units, approximately 91,878 square feet of usable open space, approximately 60,000 square feet of commercial space, and a garage with up to 1,450 parking spaces (1,200 residential and 250 commercial). The project site is within the C-3-G (Downtown General Commercial) District and 120-X, 150-X, and 240-S Height and Bulk Districts.
Preliminary recommendation: Determine that the net new shadow on Civic Center Plaza and Howard-Langton Mini Park is not adverse
(Proposed for continuance to August 3, 2006)
- 2b. 2002.1179E!KMZTXCW (M. LI: (415) 558-6398)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Certification of a Final Environmental Impact Report** for the project described in Item 2a.
Preliminary recommendation: Certify the Final Environmental Impact Report. The public review period for the Draft Environmental Impact Report ended at 5:00PM on March 15, 2006.
(Proposed for continuance to August 3, 2006)
- 2c. 2002.1179E!KMZTXCW (M. LI: (415) 558-6398)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Adoption of CEQA findings** related to the certification of the Final Environmental Impact Report for the project described in Item 2a.
Preliminary recommendation: Adopt the CEQA findings
(Proposed for continuance to August 3, 2006)
- 2d. 2002.1179E!KMZTXCW (M. LI: (415) 558-6398)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for a General Plan amendment** related to the project described in Item 2a. The General Plan amendment consists of reclassifying the height and bulk districts for the project site as shown on "Map 5 – Proposed Height and Bulk Districts" and referred to in Policy 13.1 of the Downtown Area Plan of the General Plan, from 120-X, 150-X and 240-S to 160-X, 180-X and 240-S.
Preliminary recommendation: Adopt the resolution
(Proposed for continuance to August 3, 2006)

- 2e. 2002.1179E!KMZTXCW (M. LI: (415) 558-6398)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for zoning map amendments** related to the project described in Item 2a. The zoning map amendments consist of (1) reclassifying the height and bulk districts for the project site shown on Map 1H of the Zoning Maps from 120-X, 150-X, and 240-S to 160-X, 180-X, and 240-S and (2) adding the Trinity Plaza Special Use District to Map 1SU of the Zoning Maps.
Preliminary recommendation: Adopt the resolution
(Proposed for continuance to August 3, 2006)
- 2f. 2002.1179E!KMZTXCW (M. LI: (415) 558-6398)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for a Planning Code text amendment** related to the project described in Item 2a. The Planning Code text amendment consists of adding Section 249.34 to the Planning Code to create the Trinity Plaza Special Use District. The specific provisions of the Trinity Plaza Special Use District will (a) eliminate floor area ratio limits, maximum dwelling unit density limits, and sunlight access to public sidewalk requirements, and (b) allow exceptions from dwelling unit exposure requirements through the process outlined in Section 309 of the Planning Code.
Preliminary recommendation: Adopt the resolution
(Proposed for continuance to August 3, 2006)
- 2g. 2002.1179E!KMZTXCW (M. LI: (415) 558-6398)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for a Section 309 Determination of Compliance and Request for Exceptions.** See Item 2a for a project description. The project requires setback, rear yard, dwelling unit exposure, wind, parking, loading, and bulk exceptions pursuant to Section 309(a).
Preliminary recommendation: Approval with conditions
(Proposed for continuance to August 3, 2006)
- 2h. 2002.1179E!KMZTXCW (M. LI: (415) 558-6398)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for conditional use authorization** to (1) demolish a residential use in a C-3 District and (2) provide a new curb cut and driveway on a transit-preferential street for the project described in Item 2a.
Preliminary recommendation: Approval with conditions
(Proposed for continuance to August 3, 2006)
- 2i. 2002.1179E!KMZTXCW (M. LI: (415) 558-6398)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for approval of a development agreement** between Trinity Properties, Inc. and the City and County of San Francisco related to the project described in Item 2a.
Preliminary recommendation: Adopt the resolution
(Proposed for continuance to August 3, 2006)
3. 2006.0413EXV & 2002.1077E (K. AMDUR: (415) 558-6351)
149 MASON STREET - west side between Ellis and Eddy Streets, Lot 017 (formerly Lot 2 and a portion of Lot 3) in Assessor's Block 0331 - **Request under Planning Code Section 309 for Determinations of Compliance with Exceptions for the construction**

of an 8-story, approximately 85-foot tall building containing 56 dwelling units, approximately 980 square feet of ground floor retail space and no parking. All of the units are proposed to be affordable studio units for formerly homeless individuals. The project will be the subject of a concurrent variance hearing before the Zoning Administrator for usable open space and dwelling unit exposure. This project lies within a C-3-G (Downtown General Commercial) District, and is within a 130-F Height and Bulk District.

(Proposed for Continuance to August 10, 2006)

4. 2002.1263U (J. SWITZKY: (415) 575-6815)
333 FREMONT STREET - Motion to Approve In-Kind Agreement to Satisfy Rincon Hill Community Infrastructure Impact Fee Requirement per Section 318.3(e). The Planning Commission approved a project at 333 Fremont Street on June 16, 2005, that includes approximately 88 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupied square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project required a payment of approximately \$769,142. On March 14, 2006, the project sponsor deposited the full amount of its required fee, plus interest, into an escrow account payable to the City, pending approval of an In-Kind Agreement that would credit the sponsor for a portion of the fee in exchange for publicly-accessible improvements in accordance with the Rincon Hill Plan. The project sponsor has entered into an In-Kind Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to construct, and dedicate a permanent public easement on, a mid-block pedestrian pathway on the project site. The Planning Department recommends a fee credit equal to construction cost of the pathway improvements (approximately \$240,000) plus the value of the public easement (\$333,200), or approximately \$573,200 total. The City would thus draw from the escrow account the difference of the full fee and this credit, or \$195,942, and deposit this amount in the Rincon Hill Community Improvements Fund. Preliminary Recommendation: Approval
(Continued from the Regular Meeting of July 20, 2006)
(Proposed for Continuance to August 10, 2006)
- 5a. 2005.0307D (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.01.06.2659 to demolish an existing single-family dwelling in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation. The project also includes the new construction of a three-unit building. Preliminary Recommendation: Do not take DR and approve project as proposed.
(Continued from Regular Meeting of June 22, 2006)
(Proposed for Continuance to September 14, 2006)
- 5b. 2005.0329DD (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, and a request of Discretionary Review, of Building Permit Application No. 2005.01.06.2663 for the new construction of a three-unit building in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation. Preliminary Recommendation: Do not take DR and approve project as proposed.
(Continued from Regular Meeting of June 22, 2006)
(Proposed for Continuance to September 14, 2006)

6. 2006.0601EZ (M. WOODS: (415) 558-6315)
Consideration of an Ordinance amending the Zoning Map in order to change the zoning classification of two lots at the intersection of Baker and McAllister Streets from RM-1 (Residential, Mixed, Low Density) to NC-1 (Neighborhood Commercial Cluster). The subject properties are Assessor's Block 1177 / Lot 001 (aka 645-647 Baker Street, aka 1801 McAllister Street) and Block 1178 / Lot 019 (aka 636 Baker Street, aka 1795-1799 McAllister Street) which are located at the southwest and southeast corners of the intersection, respectively. The Ordinance was introduced by Supervisor Mirkarimi as part of Board of Supervisors File Number 060538.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting. A vote on the minutes is different from a vote on a permit; the vote doesn't have the same adjudicative and due process implications.

7. Consideration of Adoption:
- Draft Minutes of Regular Meeting of February 23, 2006.
8. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
11. 2005.0728U (A. VARAT: (415) 558-6405)
LELAND AVENUE STREETScape DESIGN PROJECT - Informational Only. Staff will make a presentation on the Leland Avenue Streetscape Design Project. This project is a part of the Department's Better Streets Program, which comprehensively plans for streets throughout the city. The Project creates a conceptual design for detailed pedestrian, streetscape, and traffic calming improvements to Leland Avenue, the main street of Visitacion Valley. The design is the result of a community process that took place from October 2005 to February 2006.
Preliminary recommendation: Informational only, no action requested.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

12. 2006.0604ET (A. LIGHT: (415) 558-6254)
Consideration of an Ordinance Amending the Planning Code in order to allow certain entertainment uses in the C-VR (Chinatown Visitor Retail) District. The proposed amendments would modify Planning Code Section 811.47b and the Specific Provisions for the C-VR District in order to allow 'other entertainment' as a principal use on the first and second stories so long as the use is operated in conjunction with a full-service restaurant. The Ordinance was introduced by Supervisor Peskin, as part of Board of Supervisors File Number 060533.

F. REGULAR CALENDAR

13. 2006.0602ETZ (D. SIDER: (415) 558-6697)
Consideration of an Ordinance Amending the Planning Code and Zoning Map in order to establish a 'Lower Haight Street Alcohol Restricted Use District' (RUD). The proposed amendments would (1) add Planning Code Section 784 to restrict certain liquor establishments within the RUD, (2) establish boundaries for the RUD which would generally encompass the Neighborhood Commercial zoning districts along and nearby Haight Street between approximately Scott and Webster Streets, and (3) establish a 3 year 'sunset' provision after which the RUD would no longer apply. The Ordinance was introduced by Supervisor Mirkarimi as part of Board of Supervisors File Number 060537.
 Preliminary Recommendation: Approval
- 14a. 2005.0617CEKV (J. MILLER: (415) 558-6344)
130 TURK STREET - north side between Taylor and Jones Streets, Lot 006 in Assessor's Block 0339 - **Request for Conditional Use authorization** for height in excess of 40 feet in an "R" District in conjunction with the addition of two new floors to an existing three-story building (Planning Code Section 253), in an RC-4 (Residential Commercial Combined, High Density) District and an 80-120-T Height and Bulk District.
 Preliminary Recommendation: Approval with conditions
- 14b. 2005.0617CEKV (J. MILLER: (415) 558-6344)
130 TURK STREET - north side between Taylor and Jones Streets, Lot 006 in Assessor's Block 0339, in an RC-4 (Residential Commercial Combined High Density) District and an 80-120-T Height and Bulk District - **Request for Rear-Yard and Dwelling-Unit-Exposure Variances** in conjunction with the addition of two new floors to an existing three-story building and its conversion to nine dwelling units.
15. 2005.0659C (T. WANG (415) 558-6335)
85 SAINT ELMO WAY - southeast side between Monterey Boulevard and Yerba Buena Avenue; Lot 032 in Assessor's Block 3049 - **Request for Conditional Use authorization**, pursuant to Planning Code Section 304 Planned Unit Developments, to allow construction of an addition to the existing residence of Consul General of the People's Republic of China, with a modification of rear yard requirements in an RH-1 (D)

(Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of July 13, 2006)

16. 2006.0537D (E. WATTY: (415) 558-6620)
1678 GREAT HIGHWAY - east side between Moraga and Lawton Avenues, Lot 026, in Assessor's Block 1895 - **Request for Discretionary Review** of Building Permit 2006.02.01.6549 proposing to legalize work performed without permits, including reconstructing the rear of a single family dwelling. The subject property is located in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the application as submitted.
(Continued from Regular Meeting of July 13, 2006)
17. 2006.0050DD (I. WILSON: (415) 558-6163)
3577 PACIFIC AVENUE - south side between Locust and Spruce Streets; Lot 014 in Assessor's Block 0970 - **Request for Discretionary Review** of Building Permit Application No. 2005.10.07.5061, proposing to add a third story, expand the building at the rear, and alter the front facade. The property is located within an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
(Continued from Regular Meeting of July 13, 2006)
- 18a. 2006.0385D (A. STARR: (415) 558-6362)
2300 VALLEJO STREET - north side between Fillmore and Steiner Streets; Lot 044 in Assessor's Block 0558 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application 2006.03.27.7562, proposing to merge two units into one. The property is located within an RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the application
(Continued from Regular Meeting of July 20, 2006)
- 18b. 2006.0386V (A. STARR: (415) 558-6362)
2300 VALLEJO STREET - north side between Fillmore and Steiner Streets; Lot 044 in Assessor's Block 0558 - **Request for a Rear Yard Variance** per Planning Code Section 134 proposing to add a square bay window, 3' deep by 9.5' wide, modify the existing fire escape and alter the roofline at the rear of a four-story, two-family house. Portions of the referenced addition would be within the required rear yard. The property is located within an RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 20, 2006)
- 19a. 2006.0274D (C. JAROSLAWSKY (415) 558-6348)
230 DUNCAN STREET - north side between Church and Dolores Streets; Lot 006 in Assessor's Block 0593 - **Mandatory Discretionary Review** under the Planning Commission's policy required review of housing demolition, of Demolition Permit Application No. 2006.02.07.3990, to demolish an existing single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and approve the demolition.
(Continued from the Regular Meeting on July 20, 2006)

- 19b. 2006.0276D (C. JAROSLAWSKY (415) 558-6348)
230 DUNCAN STREET - north side between Church and Dolores Streets; Lot 006 in Assessor's Block 6593 - **Mandatory Discretionary Review** under the Planning Commission's policy required review of new residential building in association with residential demolition, of Building Permit Application No. 2006.02.07.3988, proposing to construct a four-story, two-family residential building with two off-street parking spaces in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the new construction.
 (Continued from the Regular Meeting on July 20, 2006)
20. 2006.0205D (S. VELLVE: (415) 558-6263)
1781 BEACH STREET - south side between Fillmore Street and Cervantes Boulevard; Lot 016 in Assessor's Block 0443A - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.10.27.6759 proposing to legalize the elimination of one housekeeping unit in a two unit structure located in an RH-3 (House, Three-Family) District, and 40-X Height/Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the permit.
21. 2006.0570D (A. HESIK: (415) 558-6602)
529-533 VALLEJO STREET - south side between Kearny Street and Grant Avenue; Lot 039 in Assessor's Block 0145 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.03.29.7780. The subject property is a six-story building with five legal dwelling units. The proposal is to convert the number of legal dwelling units in the building from five to four by merging a dwelling unit located on the fourth floor with an owner-occupied unit located on the fifth and six floors. The subject property is within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and disapprove the project.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, August 3, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL 28 2006

SAN FRANCISCO
PUBLIC LIBRARY

07-28-07P01-16 RCLD

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0673DD (I. WILSON: (415) 558-6163)
70-72 NIDO AVENUE - east side between Vega and Turk Streets; Lot 022 in Assessor's Block 0970 - **Requests for Discretionary Review** of Building Permit Application No. 2006.03.01.5727, proposing to add a fourth story that is setback 27'-0" from the front building wall; add a 6'-0" x 6'-8" deck at the southeast (rear) corner of the second floor; alter window sizes and provide entry awning at the front of the building. The property is located within an RH-2 (Residential, House, Two-Family) District and a 30-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
(Continued from Regular Meeting of July 13, 2006)
(Proposed for Continuance to August 10, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting. A vote on the minutes is different from a vote on a permit; the vote doesn't have the same adjudicative and due process implications.

2. Consideration of Adoption –
 - Draft Minutes of Regular Meeting of July 20, 2006.
 - Draft Minutes of Regular Meeting of February 23, 2006.
(Continued from Regular Meeting of July 27, 2006)
3. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- ## CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or

staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. 2006.0326C (M. SMITH: (415) 558-6322)
103-111 SAGAMORE STREET - south side between Plymouth and Capitol Avenues Boulevards, Lot 032 in Assessor's Block 7147 - **Request for Conditional Use authorization** pursuant to Planning Code Section 710.83 to install a wireless telecommunications facility operated by Cingular Wireless, located in a NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the site is a Preferred Location Preference 2 site as it is a co-location site. The proposal is to install six (6) panel antennas enclosed within two faux chimneys installed on the roof approximately 42.8-feet above grade. The seven (7) associated equipment cabinets would be installed in a storage room within the building in a lease area that measures 10.5-feet in width and 8.5-feet in length.
8. 2006.0745C (A. STARR: (415) 558-6362)
501 FELL STREET - south side between Buchanan and Laguna Streets; Lot 001, in Assessor's Block 0830 - **Request for Conditional Use authorization** under Planning Code Sections 182 and 303 to allow a non-conforming use in a residential district to change from a Retail Grocery/Specialty Food Store, as defined in Planning Code Section 790.102, (d.b.a. Apollo Market) to a Small Self-Service Restaurant, as defined in Planning Code Section 790.91, (d.b.a. Apollo Café and Deli). The site is located in an RH-3 (Residential, House - 3 Family) and a 40-X Height and Bulk District. The project consists of establishing an approximately 900 sq. ft. small self-service restaurant with approximately 25 seats at the ground floor of the subject building in a retail space that is currently occupied by a corner grocery store and deli.
Preliminary Recommendation: Approval with conditions

H. REGULAR CALENDAR

- 9a. 2002.1179E\KMZTXCW (M. LI: (415) 558-6396)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for a shadow impact determination** regarding the significance of net new shadow on Civic Center Plaza and Howard-Langton Mini Park caused by a proposal to (1) demolish an existing four- to seven-story apartment building, which contains 377 residential rental units (including 360 rent-controlled units), a ground-floor restaurant, and surface and below-grade parking for approximately 450 vehicles, and (2) construct three buildings ranging in height from 148 feet to 223 feet and containing approximately but no more than 1,900 residential rental units, approximately 91,878 square feet of usable open space, approximately 60,000 square feet of commercial space, and a garage with up to 1,450 parking spaces (1,200 residential and 250 commercial). The project site is within the C-3-G (Downtown General Commercial) District and 120-X, 150-X, and 240-S Height and Bulk Districts.
Preliminary recommendation: Determine that the net new shadow on Civic Center Plaza and Howard-Langton Mini Park is not adverse
(Continued from Regular Meeting of July 27, 2006)
- 9b. 2002.1179E\KMZTXCW (M. LI: (415) 558-6396)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Certification of a Final Environmental Impact Report** for the project described in Item 9a.

Preliminary recommendation: Certify the Final Environmental Impact Report. The public review period for the Draft Environmental Impact Report ended at 5:00PM on March 15, 2006.

(Continued from Regular Meeting of July 27, 2006)

- 9c. 2002.1179EIKMZTXCW (M. LI: (415) 558-6396)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Adoption of CEQA findings** related to the certification of the Final Environmental Impact Report for the project described in Item 9a. Preliminary recommendation: Adopt the CEQA findings
 (Continued from Regular Meeting of July 27, 2006)
- 9d. 2002.1179EIKMZTXCW (M. LI: (415) 558-6396)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for a General Plan amendment** related to the project described in Item 9a. The General Plan amendment consists of reclassifying the height and bulk districts for the project site as shown on "Map 5 - Proposed Height and Bulk Districts" and referred to in Policy 13.1 of the Downtown Area Plan of the General Plan, from 120-X, 150-X and 240-S to 160-X, 180-X and 240-S. Preliminary recommendation: Adopt the resolution
 (Continued from Regular Meeting of July 27, 2006)
- 9e. 2002.1179EIKMZTXCW (M. LI: (415) 558-6396)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for zoning map amendments** related to the project described in Item 9a. The zoning map amendments consist of (1) reclassifying the height and bulk districts for the project site shown on Map 1H of the Zoning Maps from 120-X, 150-X, and 240-S to 160-X, 180-X, and 240-S and (2) adding the Trinity Plaza Special Use District to Map 1SU of the Zoning Maps. Preliminary recommendation: Adopt the resolution
 (Continued from Regular Meeting of July 27, 2006)
- 9f. 2002.1179EIKMZTXCW (M. LI: (415) 558-6396)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for a Planning Code text amendment** related to the project described in Item 9a. The Planning Code text amendment consists of adding Section 249.34 to the Planning Code to create the Trinity Plaza Special Use District. The specific provisions of the Trinity Plaza Special Use District will (a) eliminate floor area ratio limits, maximum dwelling unit density limits, and sunlight access to public sidewalk requirements, and (b) allow exceptions from dwelling unit exposure requirements through the process outlined in Section 309 of the Planning Code. Preliminary recommendation: Adopt the resolution
 (Continued from Regular Meeting of July 27, 2006)
- 9g. 2002.1179EIKMZTXCW (M. LI: (415) 558-6396)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for a Section 309 Determination of Compliance and Request for Exceptions.** See Item 9a for a project description. The project requires setback, rear yard, dwelling unit exposure, wind, parking, loading, and bulk exceptions pursuant to Section 309(a). Preliminary recommendation: Approval with conditions

(Continued from Regular Meeting of July 27, 2006)

- 9h. 2002.1179E!KMZTXCW (M. LI: (415) 558-6396)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for conditional use authorization** to (1) demolish a residential use in a C-3 District and (2) provide a new curb cut and driveway on a transit-preferential street for the project described in Item 9a.
Preliminary recommendation: Approval with conditions
(Continued from Regular Meeting of July 27, 2006)
- 9i. 2002.1179E!KMZTXCW (M. LI: (415) 558-6396)
1167 MARKET STREET (aka Trinity Plaza) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Request for approval of a development agreement** between Trinity Properties, Inc. and the City and County of San Francisco related to the project described in Item 9a.
Preliminary recommendation: Adopt the resolution
(Continued from Regular Meeting of July 27, 2006)
10. 2006.0857ET (S. VELLVE: (415) 558-6263)
Consideration of an Ordinance amending the Planning Code in order to allow certain nonconforming uses to seek 'Café Tables and Chairs' permits. The proposed Ordinance would amend Planning Code Article 1.8 in order to allow [1] LCU's (Limited Commercial Uses) and [2] certain NCU's (nonconforming uses) to seek permits which could authorize them to place tables and chairs on public sidewalks. Presently, the Planning Code subjects these uses to restrictions and prohibitions. The proposal would not affect existing Municipal Code provisions relating to the Department of Public Works' (DPW) ability to evaluate and issue annual 'Café Tables and Chairs' permits when certain accessibility criteria are met and when a public notification process has been completed. These provisions allow any such permit to be the subject of a DPW public hearing, the outcome of which may be appealed to the Board of Appeals. The proposed Ordinance was introduced by Supervisor Mirkarimi, as part of Board of Supervisors File Number 061069.
Preliminary Recommendation: Adopt the Draft Resolution
11. 2005.0659C (T. WANG (415) 558-6335)
85 SAINT ELMO WAY - southeast side between Monterey Boulevard and Yerba Buena Avenue; Lot 032 in Assessor's Block 3049 - **Request for Conditional Use authorization**, pursuant to Planning Code Section 304 Planned Unit Developments, to allow construction of an addition to the existing residence of Consul General of the People's Republic of China, with a modification of rear yard requirements in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of July 27, 2006)
12. 2005.0781D (M. SMITH (415) 558-6322)
1467 CLAYTON STREET - south side between Market Street and Corbett Avenue, Lot 004A in Assessor's Block 2712 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of a new residential building in association with residential demolition, of Building Permit Application No. 2005.07.25.8547, proposing to construct a four-story over garage, two-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 22, 2006)

NOTE: On May 4, 2006, following public testimony, the Commission closed the public hearing, and continued the matter to June 22, 2006, with instruction to the project sponsor to remove the 4th floor by a vote +5 -1. Commissioner Antonini vote no. Commissioner Hughes was absent. Public hearing will remain open to address any new information.

- 13a. 2005.1090CV (S. MENDRIN: (415) 558-6625)
1362 & 1366 14TH AVENUE - east side between Judah and Irving Streets; Lots 008, 015A and 015B, in Assessor's Block 1768 - **Request for Conditional Use authorization** under Planning Code Sections 209.3(f) and 303 to allow the establishment of a child-care facility providing less than 24-hour care for up to 25 children by licensed personnel and meeting the open-space and other requirements of the State of California and other authorities. The proposal includes the conversion of the ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The new preschool will also use the entire existing rear yard of 1362 14th Avenue and a portion of the rear yard of 1366 14th Avenue as Outdoor Activity Space as required by the California State Code for Child Care. The site is within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with conditions.
 (Continued from Regular Meeting of June 22, 2006)
- 13b. 2005.1090CV (S. MENDRIN: (415) 558-6625)
1362 & 1366 14TH AVENUE - east side between Judah and Irving Streets; Lots 008, 015A and 015B, in Assessor's Block 1768 - **Request for Variances** from Planning Code Sections 135 (usable open space) to allow the elimination of required usable open space for the single-family dwelling at 1362 14th Avenue and 159(a) & (b) (required off-street parking not on the same lot as the structure) to allow the required off-street parking (for the single-family dwelling and proposed preschool) to be provided on a separate lot approximately 30 feet to the south. The proposal is to convert the existing garage and ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The new preschool will also use the entire existing rear yard of 1362 14th Avenue and a portion of the rear yard of 1366 14th Avenue as Outdoor Activity Space as required by the California State Code for Child Care. The proposal will maintain the existing dwelling units located at both addresses (total of 2 units) and the building footprints will remain the same. The proposal will be subject of a concurrent hearing before the Planning Commission for a conditional use authorization to allow the establishment of a preschool in a residential district. The properties are located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District.
 (Continued from Regular Meeting of June 22, 2006)
- 13c. 2006.0688D (S. MENDRIN: (415) 558-6625)
1362 14TH AVENUE - east side between Judah and Irving Streets; Lot 015A in Assessor's Block 1768 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.07.8544 proposing to convert the existing garage and ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The property is located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the proposed project.
 (Continued from Regular Meeting of June 22, 2006)

- 14a. 2006.0661D (I.WILSON (415) 558-6163)
889 NORTH POINT STREET - south side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - **Request for Discretionary Review** of Building Permit Application No. 2006.03.10.6437, proposing to build a new four-story three-unit building. The proposal is to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. **This Discretionary Review is only for the building at 889 North Point Street.** The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT-2 (Waterfront Special Use District No. 2) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the permit.
(Continued from Regular Meeting of July 27, 2006)
- 14b. 2003.0367V (I.WILSON (415) 558-6163)
2998 LARKIN STREET, 899 NORTH POINT STREET, 889 NORTH POINT STREET - South side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - **Request for a Zoning Administrator Determination** under Planning Code Section 228.4 for conversion of the former gasoline service station to a new use. The proposal is to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT-2 (Waterfront Special Use District No. 2) District, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 27, 2006)
- 14c. 2006.0367V (I.WILSON (415) 558-6163)
2998 LARKIN STREET, 899 NORTH POINT STREET, 889 NORTH POINT STREET - South side between Larkin and Hyde Streets; Lot 020 in Assessor's Block 0026 - **Request for a Variance** under Planning Code Sections 121(e) and 134(c)(1) for conversion of the former gasoline service station to a new use. The proposal is to subdivide the vacant lot into three separate parcels and build a new residential building on each new parcel. The corner building (2998 Larkin Street) will have two dwelling units and the two adjacent buildings to the east (899 North Point Street and 889 North Point Street) will have three dwelling units each, for a total of eight dwelling units. Section 121(e) of the Planning Code requires a minimum lot area of 1,750 square feet for the corner lot at 2998 Larkin Street. This lot is proposed to be 1,656 square feet and does not meet the minimum Planning Code requirement. Section 134(c)(1) of the Planning Code limits the last 10 feet of building depth permitted by rear yard averaging to 30 feet in height. The buildings are proposed to be up to 39'-3" in height at the rear and do not meet this Planning Code requirement. The property is located within an RH-3 (Residential, House, Three-Family) District, NOWAT-2 (Waterfront Special Use District No. 2) District, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 27, 2006)

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the

Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 10, 2006
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

AUG - 7 2006

SAN FRANCISCO
PUBLIC LIBRARY

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.
and

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at adott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0522C (M. LI: 415-558-6396)
550-552 GOLDEN GATE AVENUE - north side between Van Ness Avenue and Polk Street, Lot 006 in Assessor's Block 0763 - **Request for Conditional Use authorization** to establish a surface parking lot for up to 25 vehicles within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. The project site is currently vacant.
Preliminary Recommendation: Disapproval
(Proposed for Continuance to September 21, 2006)
2. 2006.0668C (A. HESIK: (415) 558-6602)
222 COLUMBUS AVENUE - northeast side between Pacific Avenue and Broadway, Lots 26-31 in Assessor's Block 0162 - **Request for Conditional Use authorization** to establish a financial service (d.b.a. "First Republic Bank") of approximately 118 square feet. The financial service would consist of two automated teller machines located in the interior of the building within vacant existing ground-floor commercial space. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. There would be no physical expansion of the existing building. The site is within the Broadway Neighborhood Commercial District, Washington-Broadway Special Use District No. 1, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 21, 2006)
3. 2006.0084D (M. SMITH: (415) 558-6332)
980 CORBETT AVENUE - west side between Portola Drive and Hopkins Avenue, Lot 011 in Assessor's Block 2826 - **Request for Discretionary Review** of Building Permit Application No. 2005.08.11.0076, proposing to construct a one-story vertical addition, a three-story rear horizontal addition, and alter the front façade of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of June 22, 2006)
(Proposed for Continuance to September 21, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that

could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

7. 2005.0659C (T. WANG (415) 558-6335)
85 SAINT ELMO WAY - southeast side between Monterey Boulevard and Yerba Buena Avenue; Lot 032 in Assessor's Block 3049 - **Request for Conditional Use authorization**, pursuant to Planning Code Section 304 Planned Unit Developments, to allow construction of an addition to the existing residence of Consul General of the People's Republic of China, with a modification of rear yard requirements in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of August 3, 2006)

NOTE: On August 3, 2006, following public testimony, the Commission closed public hearing. Following some Commission deliberation, this matter was continued to August 10, 2006 by a vote of 3 to 2. Commissioners Antonini and Lee voted against and Commissioner Alexander was absent.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 8a. 2006.0413XV & 2002.1077E (K. AMDUR: (415) 558-6351)
149 MASON STREET - west side between Ellis and Eddy Streets, Lot 017 (formerly Lot 2 and a portion of Lot 3) in Assessor's Block 0331 - **Adoption of a Mitigated Negative Declaration pursuant to CEQA and Request under Planning Code Section 309** for Determinations of Compliance with Exceptions for the construction of an 8-story, approximately 85-foot tall building containing 56 dwelling units, approximately 980 square feet of ground floor retail space and no parking. All of the units are proposed to be

affordable studio units for formerly homeless individuals. The project will be the subject of a concurrent variance hearing before the Zoning Administrator for usable open space and dwelling unit exposure. This project lies within a C-3-G (Downtown General Commercial) District, and is within a 130-F Height and Bulk District.

(Continued from Regular Meeting of July 20, 2006)

Preliminary Recommendation: Approval

- 8b. 2006.0413XV (K. AMDUR: (415) 558-6351)
149 MASON STREET - west side between Ellis and Eddy Streets, Lot 017 (formerly Lot 2 and a portion of Lot 3) in Assessor's Block 0331 - **Request for a Variance** from the Code requirements for usable open space and dwelling unit exposure for the construction of an 8-story, approximately 85-foot tall building containing 56 dwelling units, approximately 980 square feet of ground floor retail space and no parking. All of the units are proposed to be affordable studio units for formerly homeless individuals. Common usable open space for the dwelling units would be provided on a 2nd floor terrace and on balconies located on floors 3 through 8. The balconies located on floors 3 through 8 do not meet the minimum dimensions for common usable open space set forth in Section 135, and 28 of the 56 dwelling units face a rear yard area that does not meet the requirements of Section 140. This item will be heard by the Zoning Administrator. The Project also requires approval under Planning Code Section 309. This project lies within a C-3-G (Downtown General Commercial) District, and is within a 130-F Height and Bulk District.
(Continued from Regular Meeting of July 20, 2006)

- 9a. 2006.0691CVX & 2002.1077E (K. AMDUR: (415) 558-6351)
125 MASON STREET - west side between Ellis and Eddy Streets, Lot 018 (formerly Lot 4 and a portion of Lot 3) in Assessor's Block 0331 - **Adoption of a Mitigated Negative Declaration pursuant to CEQA and Request for Planning Code Section 309** Determinations of Compliance with Exceptions for the construction of a 14-story, approximately 130-foot tall building containing 81 affordable dwelling units for families and parking for 13 automobiles and one loading van. Common usable open space would be provided in two terraces on the second floor and in a 9th floor deck. The project also requires conditional use authorization pursuant to Section 124(f) for FAR greater than 6:1. The project will be the subject of a concurrent variance hearing before the Zoning Administrator for dwelling unit exposure because 46 of the 81 units face open areas that do not meet the requirements of Section 140. This project lies within a C-3-G (Downtown General Commercial) District, and is within a 130-F Height and Bulk District.
Preliminary Recommendation: Approval

- 9b. 2006.0691CVX (K. AMDUR: (415) 558-6351)
125 MASON STREET - west side between Ellis and Eddy Streets, Lot 018 (formerly Lot 4 and a portion of Lot 3) in Assessor's Block 0331 - **Request for Conditional Use authorization** pursuant to Section 124(f) for FAR greater than 6:1 for the construction of a 14-story, approximately 130-foot tall building containing 81 affordable dwelling units for families and parking for 13 automobiles and one loading van. Common usable open space would be provided in two terraces on the second floor and in a 9th floor deck. The Project also requires approval under Planning Code Section 309. The project will be the subject of a concurrent variance hearing before the Zoning Administrator for dwelling unit exposure because 46 of the 81 units face open areas that do not meet the requirements of Section 140. This project lies within a C-3-G (Downtown General Commercial) District, and is within a 130-F Height and Bulk District.
Preliminary Recommendation: Approval with conditions

- 9c. 2006.0691CVX (K. AMDUR: (415) 558-6351)
125 MASON STREET - west side between Ellis and Eddy Streets, Lot 018 (formerly Lot 4 and a portion of Lot 3) in Assessor's Block 0331 - **Request for a Variance** from the Code requirements for dwelling unit exposure for the construction of a 14-story, approximately 130-foot tall building containing 81 affordable dwelling units for families and parking for 13 automobiles and one loading van. Common usable open space would be provided in two terraces on the second floor and in a 9th floor deck. The project requires a variance because 46 of the 81 dwelling unit faces open areas that do not meet the requirements of Section 140. The Zoning Administrator will hear this item. The project also requires Planning Commission approval under Section 309 and conditional use authorization pursuant to Section 124(f). This project lies within a C-3-G (Downtown General Commercial) District, and is within a 130-F Height and Bulk District.
10. 2002.1263U (J. SWITZKY: (415) 575-6815)
333 FREMONT STREET - **Motion to Approve In-Kind Agreement to Satisfy Rincon Hill Community Infrastructure Impact Fee Requirement per Section 318.3(e)**. The Planning Commission approved a project at 333 Fremont Street on June 16, 2005, that includes approximately 88 dwelling units. Planning Code Section 318.3(b)(i) requires payment of \$11.00 per net occupied square foot of residential development for the Rincon Hill Community Infrastructure Fund prior to issuance of site permit. The project required a payment of approximately \$769,142. On March 14, 2006, the project sponsor deposited the full amount of its required fee, plus interest, into an escrow account payable to the City, pending approval of an In-Kind Agreement that would credit the sponsor for a portion of the fee in exchange for publicly accessible improvements in accordance with the Rincon Hill Plan. The project sponsor has entered into an In-Kind Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to construct, and dedicate a permanent public easement on, a mid-block pedestrian pathway on the project site. The Planning Department recommends a fee credit equal to construction cost of the pathway improvements (approximately \$240,000) plus the value of the public easement (\$333,000), or approximately \$573,000 total. The City would thus draw from the escrow account the difference of the full fee and this credit, or \$196,142, and deposit this amount in the SOMA Stabilization Fund as part of the required transfer of up to \$6 million from the Rincon Hill Infrastructure Fund to the SOMA Stabilization Fund per Section 318.6(b)(2).
Preliminary Recommendation: Approval
Continued from the Regular Meeting of July 27, 2006)

H. REGULAR CALENDAR

11. (A. JOHN-BAPTISTE: (415) 558-6547)
PLANNING DEPARTMENT ADOPTED FY 2007 BUDGET
Review of the Planning Department's adopted FY2007 budget and work program. Informational presentation.
- 12a. 2005.0089DDDDDDDDDDDE (G. CABREROS: (415) 558-6169)
2121-2123 LEAVENWORTH STREET - west side between Greenwich and Filbert Streets, Lot 002 in Assessor's Block 0094 - **Requests for Discretionary Review** of Demolition Permit Application No. 2005.02.24.6183 proposing to demolish an existing four-story, two-unit building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition.
(Continued from Regular Meeting of August 3, 2006)

NOTE: On June 15, 2006, following public testimony, the Commission closed public hearing and continued the matter by vote +6 -0, to require two meetings between the Project Sponsor and the neighborhood and for the Project Sponsor to secure and clean up around existing building. Commissioner W. Lee was absent. *Public hearing will remain closed unless new information is introduced.* On August 3, 2006, the Commission re-opened the public hearing and continued this item to allow time for the public and the Commission to review the new material submitted.

- 12b. 2005.0387DDDDDDDDDDDD (G. CABREROS: (415) 558-6169)
2121-2123 LEAVENWORTH STREET - west side between Greenwich and Filbert Streets, Lot 002 in Assessor's Block 0094 - **Requests for Discretionary Review** of Building Permit Application Nos. 2005.02.24.6188 & 2005.02.24.6189 proposing to construct two, five-story, three-unit buildings in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of August 3, 2006)
NOTE: On June 15, 2006, following public testimony, the Commission closed public hearing and continued the matter by vote +6 -0, to require two meetings between the Project Sponsor and the neighborhood and for the Project Sponsor to secure and clean up around existing building. Commissioner W. Lee was absent. *Public hearing will remain closed unless new information is introduced.* On August 3, 2006, the Commission re-opened the public hearing and continued this item to allow time for the public and the Commission to review the new material submitted.
13. (L. BADINER (415) 558-6350)
AFFORDABILITY CONDITIONS FOR PARKING VARIANCES - The Commission will hold an informational hearing to provide advice to the Zoning Administrator regarding affordability conditions for parking variances.
14. 2006.0905R (D. DIBARTOLO: (415) 558-6291)
400 BLOCK OF JESSIE STREET PUBLIC RIGHT OF WAY, between 5th Street and Mint Street, providing street frontage for Lots 003, 006, 009, 010, 011, 034, and 079-112 in Assessor's Block 3704. **Request for a General Plan Referral** from the Department of Public Works. The proposal is to convert the portion of the Jessie Street public right-of-way between 5th and Mint Streets from an automobile thoroughfare with on-street parking and sidewalks to a public plaza.
Preliminary Recommendation: Adoption of Draft Resolution finding that the project is consistent with the General Plan and Planning Code Section 101.1 Planning Priority Policies
15. 2004.0745E (C. ROOS: (415) 558-5981)
2420 SUTTER STREET - Residential Care and Medical Office Facility north side between Divisadero and Broderick Streets, in San Francisco's Western Addition Neighborhood (Block 1052, Lot 023) - **Hearing on Appeal of Preliminary Mitigated Negative Declaration.** The project site is about 14,609 square feet in size. It contains an approximately 9,000-square-foot, three-story (30-foot-tall) medical office building on about one-third of the site and a 25-space surface parking area on the remaining two-thirds of the site, both owned and occupied by the San Francisco Foundation for Psychoanalysis. The project sponsor, Sunrise Development, Inc., proposes to demolish the existing building and surface parking, and construct a six-story, 65-foot tall building with approximately 6,880 gross square feet (gsf) of replacement medical office use on the ground floor to be

occupied by the Foundation, an approximately 45,712-square-foot residential care facility for frail elderly, containing 58 rooms, and about 46 underground parking spaces. On-site common open space would total about 5,480 square feet, to include a rear yard of approximately 3,000 gsf., a second floor terrace of approximately 1,600 gsf, and common balconies totaling approximately 880 gsf (about 220 gsf/balcony), on floors three to six. The building would be U-shaped in plan view, with the U opening to the rear of the building above the ground floor. The project site is located in the Western Addition Neighborhood of San Francisco. The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) Use district and a 65-A Height and Bulk district. The project requires Conditional Use authorization and is subject to the City's Inclusionary Housing ordinance.

(Continued from Regular Meeting of July 20, 2006)

Preliminary Recommendation: Uphold the Negative Declaration.

16. 2006.0745C (I. WILSON: (415) 558-6163)
2420 SUTTER STREET - north side between Divisadero and Broderick Streets; Lot 023 in Assessor's Block 1052 - **Request for Conditional Use authorization** under Planning Code Sections 303 and 712 to develop a lot greater than 10,000 square feet and to develop non-residential uses greater than 6,000 square feet; and under Planning Code Section 271 to exceed the required bulk limitation. The project is located in an NC-3 District and a 65-A Height and Bulk District. The proposal is to demolish the existing building and surface parking and to construct a six-story 65-foot tall building with approximately 6,880 square feet of replacement medical office use on the ground floor, an approximately 45,712 square foot residential care facility for frail elderly persons, containing 58 rooms and common open space. The project includes approximately 46 parking spaces in two levels below ground.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of July 20, 2006)
17. 2005.0737C (M. GLUECKERT: (415) 558-6543)
2601 MISSION STREET - east side between 22nd Street and 23rd Street; Lot 069 in Assessor's Block 3637 - **Request for Conditional Use authorization** under Planning Code Sections 712.83 and 790.80 to install a wireless telecommunications facility consisting of four panel antennas and related equipment. The antennas and equipment are proposed in a Location Preference 2 (Preferred Location - Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of T-Mobile's telecommunications network within an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 50-X/65-B Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
18. 2006.0360C (M. LI: 415-558-6396)
472-474 GROVE STREET - north side between Octavia and Gough Streets, Lot 016 in Assessor's Block 0793 - **Request for Conditional Use authorization** to eliminate one off-street residential parking space for the establishment of a hair salon (dba "Selena Salon") of approximately 1,550 square feet within an NC-1 (Neighborhood Commercial Cluster) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
- 19a. 2006.0274D (C. JAROSLAWSKY (415) 558-6348)
230 DUNCAN STREET - north side between Church and Dolores Streets; Lot 006 in Assessor's Block 6593 - **Mandatory Discretionary Review** under the Planning Commission's policy required review of housing demolition, of Demolition Permit Application No. 2006.02.07.3990, to demolish an existing single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and approve the demolition.

(Continued from the Regular Meeting on July 277 2006)

- 19b. 2006.0276D (C. JAROSLAWSKY (415) 558-6348)
230 DUNCAN STREET - north side between Church and Dolores Streets; Lot 006 in Assessor's Block 6593 - **Mandatory Discretionary Review** under the Planning Commission's policy required review of new residential building in association with residential demolition, of Building Permit Application No. 2006.02.07.3988, proposing to construct a four-story, two-family residential building with two off-street parking spaces in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do Not Take Discretionary Review and approve the new construction.
 (Continued from the Regular Meeting on July 20, 2006)
20. 2006.0570D (A. HESIK: (415) 558-6602)
529-533 VALLEJO STREET - south side between Kearny Street and Grant Avenue; Lot 039 in Assessor's Block 0145 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.03.29.7780. The subject property is a six-story building with five legal dwelling units. The proposal is to convert the number of legal dwelling units in the building from five to four by merging a dwelling unit located on the fourth floor with an owner-occupied unit located on the fifth and six floors. The subject property is within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and disapprove the project.
 (Continued from the Regular Meeting on July 27, 2006)
21. 2004.0750D (R. CRAWFORD: (415) 558-6358)
520 HOLLOWAY AVENUE - north side between Capitol and Miramar Avenues. Assessor's Block 6937 Lot 018A - **Request for Discretionary Review** of Building Permit Application No. 2004 0719 9132 to construct a two-story vertical addition, and side additions to partially fill in the side yards in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meetings

*Thursdays, August 17, August 24, &
August 31, 2006*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, August 17, August 24, & August 31, 2006* have been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, September 7, 2006*.

Linda D. Avery
Commission Secretary

DOCUMENTS DEPT.

AUG 14 2006

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PUBLIC LIBRARY

PLANNING COMMISSION ROSTER

PRESIDENT	DWIGHT ALEXANDER
VICE-PRESIDENT	CHRISTINA OLAGUE
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

08-14-06A11 09 P072

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 7, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP - 1 2006

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09-01-06A08-11 RCVD

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya,

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0905R (D. DIBARTOLO: (415) 558-6291)
400 BLOCK OF JESSIE STREET PUBLIC RIGHT OF WAY - between 5th Street and Mint Street, providing street frontage for Lots 003, 006, 009, 010, 011, 034, and 079-112 in Assessor's Block 3704 - **Request for a General Plan Referral** from the Department of Public Works. The proposal is to convert the portion of the Jessie Street public right-of-way between 5th and Mint Streets from an automobile thoroughfare with on-street parking and sidewalks to a public plaza.
Preliminary Recommendation: Adoption of Draft Resolution finding that the project is consistent with the General Plan and Planning Code Section 101.1 Planning Priority Policies
(Continued from Regular Meeting of August 10, 2006)
(Proposed for Continuance to September 14, 2006)
2. 2005.0570D (R. CRAWFORD: (415) 558-6358)
1750 8TH AVENUE - east side between Moraga and Noriega Streets. Assessor's Block 2042 Lot 002 - **Request for Discretionary Review** of Building Permit Application No. 2004.0928. 5368 to construct a new third story on the existing dwelling and to develop a second dwelling unit. The addition will not extend any further to the front or rear than the existing dwelling in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
(Proposed for Continuance to September 14, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Consideration of Adoption –
 - Draft Minutes of Regular Meeting of February 16, 2006.
 - Draft Minutes of Regular Meeting of February 23, 2006
(Continued from Regular Meeting of August 3, 2006)
 - Draft Minutes of Regular Meeting of June 15, 2006.
 - Draft Minutes of Regular Meeting of July 13, 2006.
 - Draft Minutes of Regular Meeting of July 27, 2006.
 - Draft Minutes of Regular Meeting of August 10, 2006.

4. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

5. Director's Announcements

6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals.

7. (S. SHOTLAND: (415) 558-6308)

PRESENTATION BY THE ARTS TASK FORCE ON THE FINDINGS AND RECOMMENDATIONS OF THEIR RECENT REPORT

Informational Presentation, no action requested.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

8. 2005.1149D (S. MENDRIN: (415) 558-6625)

3827 CALIFORNIA STREET - south side between Palm and Jordan Avenues, Lot 042 in Assessor's Block 1039 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.02.07.4026 proposing to merge two dwelling units into one single-family dwelling in a structure located in an RM-2 (Residential Mixed, Moderate Density) District, and 40-X Height/Bulk District. The project also includes the removal of an existing rear deck and a horizontal addition to the rear of the building.

Preliminary Recommendation: Take Discretionary Review and disapprove the merger but approve the proposed horizontal addition.

9. 2006.0327DDDD (M. SMITH: (415) 558-6322)

626 30TH STREET - north side between Beacon and Castro Streets, Lot 020 in Assessor's Block 7537 - **Request for Discretionary Review** of Building Permit Application No. 2005.06.22.5785, proposing to construct a one-story vertical addition and a front horizontal addition on a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

10. 2006.0687D (E. TOPE: (415) 558-6316)

3452 JACKSON STREET - north side between Laurel and Locust Streets, Lot 005 in Assessor's Block 0971 - **Request for Discretionary Review** of Building Permit Application No. 2005.12.23.0979S, proposing to construct an approximately 24 foot deep

by 13 foot wide two-story addition within the northeast notch at the rear of a three-story over garage single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

11.

(A. RODGERS (415) 558 - 6395)

THE MARKET & OCTAVIA PLAN - Informational Presentation to review the draft Market & Octavia Plan. Staff will brief the Commission on the community planning process, key plan proposals (including recent revisions), and outline a schedule for further Planning Commission review.

Preliminary Recommendation: No Action

F. PUBLIC COMMENT

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, September 14, 2006

DOCUMENTS DEPT

SEP - 8 2006

SAN FRANCISCO
PUBLIC LIBRARY

1:30 PM

11-07-06P01:50 RCVD

Regular Meeting

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

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And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0854D (E. WATTY: (415) 558-6620)
4531-4533 20TH STREET - south side between Douglass and Eureka Streets, Lot 050 and 051 in Assessor's Block 2749 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.07.06.5760, proposing to merge two condominium dwelling units into one single-family home. The property is located within a RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Proposed for Continuance to September 21, 2006)
- 2a. 2005.0307D (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.01.06.2659 to demolish an existing single-family dwelling in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation. The project also includes the new construction of a three-unit building.
Preliminary Recommendation: Do not take DR and approve project as proposed.
(Continued from Regular Meeting of July 27, 2006)
(Proposed for Continuance to October 26, 2006)
- 2b. 2005.0329DD (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, and a request of Discretionary Review, of Building Permit Application No. 2005.01.06.2663 for the new construction of a three-unit building in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation.
Preliminary Recommendation: Do not take DR and approve project as proposed.
(Continued from Regular Meeting of July 27, 2006)
(Proposed for Continuance to October 26, 2006)
3. 2006.0798C (A. STARR: (415) 558-6362)
1723 UNION STREET - south side between Octavia and Gough Streets; Lot 001B, in Assessor's Block 0544 - **Request for Conditional Use authorization** under Planning Code Sections 121.1, 303 and 725.21 to allow a personal service use with a use size greater than 2,499 sq. ft. in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The project consists of establishing an approximately 11,300 sq. ft. gym (dba Crunch) in a space that was previously occupied by a retail-clothing store (dba Georgiou). No expansion in the building envelope is proposed, although the

proposal will increase the existing floor area from 10,157 sq. ft. to approximately 11,300 sq. ft. through interior alterations. No onsite parking is proposed or required.

Preliminary Recommendation: Pending

(Proposed for Continuance to October 5, 2006)

4. 2006.0821D (S. MENDRIN: (415) 558-6625)
1372-1374 UNION STREET - north side between Polk and Larkin Streets; Lot 015 in Assessor's Block 0525 - **Request for Discretionary Review** of Building Permit Application No. 2005.12.05.9511, proposing to construct horizontal and vertical additions to the existing two-unit, two-story over basement structure to provide additional living area for each unit and to accommodate a garage in the ground floor in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to October 12, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. (S. WERTHEIM: (415) 558-6612)
HAIGHT ASHBURY FREE CLINICS, INC. (HAFCI) ABBREVIATED INSTITUTIONAL MASTER PLAN (IMP) - Zoning Administrator announcement of the receipt of the Haight Ashbury Free Clinics, Inc (HAFCI) Abbreviated Institutional Master Plan (IMP) pursuant to Planning Code Section 304.5. The Planning Commission has the discretion under Planning Code Section 304.5(d), to hold or not hold a public hearing on an Abbreviated IMP. If the Commission requests a hearing, it would be scheduled for a later date.
9. (L. BADINER: (415) 558-6350)
DEPARTMENT'S POLICY ON GARAGES – **Informational presentation** on the Department's draft policy for review of new garages in existing structures.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 10a. 2005.1192D (S. VELLVE: (415) 558-6263)
519 – 33RD AVENUE – west side between Geary Boulevard and Anza Street; Lot 002 in Assessor's Block 1511 – **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.12.20.0777 proposing to demolish an existing single-family dwelling in an RH-2 (House, Two-Family) Zoning District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 10b. 2006.0059D (S. VELLVE: (415) 558-6263)
519 – 33RD AVENUE - west side between Geary Boulevard and Anza Street; Lot 002 in Assessor's Block 1511 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2005.12.20.0776 proposing to construct a new three-story over garage, two-family dwelling in an RH-2 (House, Two-Family) Zoning District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the new construction.
11. 2005.0570D (R. CRAWFORD: (415) 558-6358)
1750 8TH AVENUE - east side between Moraga and Noriega Streets. Assessor's Block 2042 Lot 002 - **Request for Discretionary Review** of Building Permit Application No. 2004.0928.5368 to construct a new third story on the existing dwelling and to develop a second dwelling unit. The addition will not extend any further to the front or rear than the existing dwelling in an RH-2 (Residential, House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
(Continued from Regular Meeting of September 7, 2006)

F. REGULAR CALENDAR

12. 2006.0905R (D. DIBARTOLO: (415) 558-6291)
400 BLOCK OF JESSIE STREET PUBLIC RIGHT OF WAY - between 5th Street and Mint Street, providing street frontage for Lots 003, 006, 009, 010, 011, 034, and 079-112 in Assessor's Block 3704 - **Request for a General Plan Referral** from the Department of Public Works. The proposal is to convert the portion of the Jessie Street public right-of-way between 5th and Mint Streets from an automobile thoroughfare with on-street parking and sidewalks to a public plaza.
Preliminary Recommendation: Adoption of Draft Resolution finding that the project is consistent with the General Plan and Planning Code Section 101.1 Planning Priority Policies
(Continued from Regular Meeting of September 7, 2006)

13. (D. SIDER (415) 558-6697)
DISCUSSION OF THE MEDICAL CANNABIS ACT - Review and comment on the recently adopted citywide regulatory framework for Medical Cannabis Dispensaries (MCD's). By request of the Commission, staff from the Planning and Health Departments will provide general information and be available for questions.
Preliminary Recommendation: No action required.
14. 2006.0650D (K.CONNER: (415) 575-6914)
285 ASHTON AVENUE – west side between Pico Street and Head Street; Lot 006 in Assessor's Block 6923 – **Request for Discretionary Review** of Building Permit Application No. 2006.02.27.5445, proposing construction of a horizontal addition to the rear of the subject dwelling and a vertical extension that involves raising the structure approximately three feet, in a RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
15. 2006.0833D (R. CRAWFORD: (415) 558-6358)
1 PALO ALTO DRIVE (AKA 1 AVANZADA AKA 250 PALO ALTO) - Assessor's Block 2724 Lot 003 - **Mandatory Discretionary Review** of Building Permit Application Nos. 2006 0621 4679 for replacement of four existing small receive-only antennas and the addition a fifth such antenna to the fifth level of Sutro Tower and, 2006 0621 4681 for the addition of four receive-only antennas to the roof of the existing control building at the SUTRO TOWER Broadcast facility. This project lies within the RH-1, Residential House, One Family District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions.

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**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 21, 2006
1:30 PM
Regular Meeting**

President: Dwight S. Alexander
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Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

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Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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1. 2006.0688D (S. MENDRIN: (415) 558-6625)
1362 14th AVENUE, east side between Judah and Irving Streets; Lot 015A in Assessor's Block 1768 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.07.8544 proposing to convert the existing garage and ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The property is located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District.
DISCRETIONARY REVIEW APPLICATION WITHDRAWN
2. 2006.0084D (M. SMITH: (415) 558-6332)
980 CORBETT AVENUE - west side between Portola Drive and Hopkins Avenue, Lot 011 in Assessor's Block 2826 - **Request for Discretionary Review** of Building Permit Application No. 2005.08.11.0076, proposing to construct a one-story vertical addition, a three-story rear horizontal addition, and alter the front façade of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of August 10, 2006)
(Proposed for continuance to November 16, 2006)
3. 2006.0522C (M. LI: (415): 558-6396)
550-552 GOLDEN GATE AVENUE - north side between Van Ness Avenue and Polk Street, Lot 006 in Assessor's Block 0763 - **Request for Conditional Use authorization** to establish a surface parking lot for up to 25 vehicles within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. The project site is currently vacant.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of August 10, 2006)
(Proposed for continuance to September 28, 2006)
4. DISCRETIONARY REVIEW POLICY (J. IONIN: (415) 558-6309)
Department presentation to the Commission on their Discretionary Review Policy adopted May 20, 2004 with suggested modifications to the Pre-Application process, expanded criteria and new terminology ("Simple vs. Complex" to "Abbreviated vs. Standard").
(Continued from Regular Meeting of July 13, 2006)
(Proposed for indefinite continuance)

5. 2006.0734C (M. GLUECKERT: (415) 558-6543)
3192 16TH STREET - north side between Guerrero and Valencia - **Request for Conditional Use authorization** under Planning Code Sections 726.48 and 790.38 for Other Entertainment in the Valencia NCD (Neighborhood Commercial) District and within a 40-X Height and Bulk District. The existing bar use, d.b.a. "Double Dutch", formerly known as "Cama", will not change. The bar will be changing ownership and the new owner is seeking authorization for non-live music entertainment, specifically a deejay. Hours of operation will remain 5pm to 2am. No physical expansion or increase in exterior dimensions of the existing building is proposed.
 Preliminary Recommendation: Pending
 (Proposed for continuance to October 12, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
9. (S. WERTHEIM: (415) 558-6612)
HAIGHT ASHBURY FREE CLINICS, INC. (HAFCI) ABBREVIATED INSTITUTIONAL MASTER PLAN (IMP) - Zoning Administrator announcement of the receipt of the Haight Ashbury Free Clinics, Inc (HAFCI) Abbreviated Institutional Master Plan (IMP) pursuant to Planning Code Section 304.5. The Planning Commission has the discretion under Planning Code Section 304.5(d), to hold or not hold a public hearing on an Abbreviated IMP. If the Commission requests a hearing, it would be scheduled for a later date.
 (Continued from Regular Meeting of September 14, 2006)
10. (C. NIKITAS: (415) 558-6306)
ELEMENTS OF DESIGN – **Informational presentation:** An update on the Department's program to elevate the quality of architectural design in the City, a briefing on the promotion of sustainable ("green") building projects, and a presentation of some elements of building design.
 No Action to be taken

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items.

With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2006.0205D (S. VELLVE: (415) 558-6263)
1701 BEACH STREET - south side between Fillmore Street and Cervantes Boulevard, Lot 016 in Assessor's Block 0443A - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2005.10.27.6759, proposing to legalize the elimination of one housekeeping unit in a two unit structure located in an RH-3 (House, Three-Family) District, and 40-X Height/Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of July 27, 2006)

F. REGULAR CALENDAR

12. (S. DENNIS: (415) 558-6314)
COMMUNITY IMPROVEMENTS AND THE EASTERN NEIGHBORHOODS - **Informational report** on recent legislation introduced by Supervisor McGoldrick, which amends the Administrative Code to add Chapter 36 to provide procedures and inter-agency cooperation in the preparation and implementation of community improvements plans and programs as part of the creation of new Area Plans of the General Plan in the Eastern Neighborhoods, defined as including the proposed Market and Octavia, East South of Market, Inner Mission, Lower Potrero/Showplace Square, and Central Waterfront plan areas.
Preliminary Recommendation: No Action is required.
13. 2006.0668C (A. HESIK: (415) 558-6602)
222 COLUMBUS AVENUE - northeast side between Pacific Avenue and Broadway, Lots 26-31 in Assessor's Block 0162 - **Request for Conditional Use authorization** to establish a financial service (d.b.a. "First Republic Bank") of approximately 118 square feet. The financial service would consist of two automated teller machines located in the interior of the building within vacant existing ground-floor commercial space. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. There would be no physical expansion of the existing building. The site is within the Broadway Neighborhood Commercial District, Washington-Broadway Special Use District No. 1, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of August 10, 2006)
- 14a. 2005.1090CV (S. MENDRIN: (415) 558-6625)
1362 & 1366 14th AVENUE - east side between Judah and Irving Streets; Lots 008 and 015B, in Assessor's Block 1768 - **Request for Conditional Use authorization** under Planning Code Sections 209.3(f) and 303 to allow the establishment of a child-care facility providing less than 24-hour care for up to 25 children by licensed personnel and

meeting the open-space and other requirements of the State of California and other authorities. The proposal includes the conversion of the ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The new preschool would use the entire existing rear yard of 1362 14th Avenue as Outdoor Activity Space as required by the California State Code for Child Care. The site is within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions

- 14b. 2005.1090CV (S. MENDRIN: (415) 558-6625)
1362 & 1366 14th AVENUE - east side between Judah and Irving Streets; Lots 008 and 015B, in Assessor's Block 1768 - **Request for Variances** from Planning Code Sections 135 (usable open space) to allow the elimination of required usable open space for the single-family dwelling at 1362 14th Avenue and 159(a) & (b) (required off-street parking not on the same lot as the structure) to allow the required off-street parking (for the single-family dwelling and proposed preschool) to be provided on a separate lot approximately 30 feet to the south. The proposal is to convert the existing garage and ground floor area of 1362 14th Avenue into a preschool, to be operated by Saint Anne's School. The new preschool would use the entire existing rear yard of 1362 14th Avenue as Outdoor Activity Space as required by the California State Code for Child Care. The proposal would maintain the existing dwelling unit and the building footprints would remain the same. The proposal would be subject of a concurrent hearing before the Planning Commission for a Conditional Use Authorization to allow the establishment of a preschool in a residential district. The properties are located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District.
- 15a. 2006.0824D (S. MENDRIN: (415) 558-6625)
2634 BUSH STREET - north side between Broderick and Divisadero Streets; Lot 036 in Assessor's Block 1049 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.07.8505, proposing to construct a one-story horizontal addition and egress stairs at the rear of the existing structure. The one-story addition would be 8-feet deep by 14-feet wide and a new roof deck would be located above the addition. New stairs would be added to the west side of the proposed addition. The existing flat roof over the second floor would be changed to a pitched roof to accommodate additional attic space. The new roof would match the existing. The proposed addition and new stairs are located within the required rear yard, requiring a Rear Yard Variance. The existing building is a two-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 15b. 2006.0320V (S. MENDRIN: (415) 558-6625)
2634 BUSH STREET - north side between Broderick and Divisadero Streets; Lot 036 in Assessor's Block 1049 - **Request for Variance** from Planning Code Section 134 (Required Rear Yard) to allow the construction of a one-story horizontal addition approximately 8-feet deep and 14-feet wide at the rear of the existing single-family house. The addition would accommodate a new roof deck located above the proposed addition and stairs leading from the roof deck to the rear yard. The proposal would be subject of a concurrent hearing before the Planning Commission for a Request for Discretionary Review of Building Permit Application No. 2006.04.07.8505. The existing building is a two-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the proposed project.

16. 2006.0824D (S. MENDRIN: (415) 558-6625)
2918 SACRAMENTO STREET - north side between Broderick and Divisadero Streets, Lot 012 in Assessor's Block 1004 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.05.02.0489 proposing to merge two dwelling units into one single-family dwelling in a structure located in an RH-2 (Residential House, Two-Family) District, and 40-X Height/Bulk District. The project also includes the removal of a small portion of the rear ground floor, a small horizontal addition to the rear and a lateral addition to the west rear side of the building.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed project.
17. 2006.0854D (E. WATTY: (415) 558-6620)
4531-4533 20TH STREET - south side between Douglass and Eureka Streets, Lot 050 and 051 in Assessor's Block 2749 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.07.06.5760, proposing to merge two condominium dwelling units into one single-family home. The property is located within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of September 14, 2006)
18. 2006.1017D (R. CRAWFORD: (415) 558-6358)
296 CRESTA VISTA DRIVE - South side between Lulu Alley and Emil Lane - Assessor's Block 3005B, Lot 001. **A Request for Discretionary Review** of Building Permit Application No. 2006 0602 3052 to construct a new single-family dwelling on a vacant lot in an RH-1(D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
19. 2006.0924D (A. STARR: (415) 558-6362)
1801-1813 FULTON STREET - at the southwest corner of Fulton Street and Masonic Avenue, Lot 001 in Assessor's Block 1187, - **Request for Discretionary Review** of Building Permit Application No. 2006.03.21.7213 proposing to install one micro cell panel antenna in a faux vent on the roof of the subject building, and accompanying equipment cabinets. The proposed faux vent will be 6' tall and setback 10' from the north and east facades of the building. The existing building is a three-story, mixed-use building in an NC-1 (Neighborhood Commercial Cluster District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve the project as submitted.
20. 2006.0688D (A. STARR: (415) 558-6362)
3300 CLAY STREET - at the southeast corner of Clay Street and Presidio Avenue, Lot 003 in Assessor's Block 0997, - **Request for Discretionary Review** of Building Permit Application No. 2006.02.27.5519 proposing to remove the ground floor storage area of a six-unit residential building, excavate a portion of the ground floor, and install a 6-car garage with a 10' wide garage door on Presidio Avenue. The existing building is a four-story, six-unit building in an RM-1 (Residential, Mixed Use, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve the project as submitted.

21. 2005.1143D

(E. OROPEZA: (415) 558-6381)

124 SCHWERIN STREET - northwest side of Schwerin Street, between Visitacion and Sunnydale Avenue, lot 005 in Assessor's Block 6301, – **Request for Discretionary Review** of Building Permit Application No. 2005.05.16.2521 proposing to construct a two story horizontal addition to the front of the existing single-family house. The property is within an RH-1 (House, One-family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve the project with modifications.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) Responding to statements made or questions posed by members of the public; or
- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 28, 2006
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

SEP 25 2006

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President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2006.0318DV (M. WOODS: (415) 558-6315)
257 - 259 4th Avenue - west side between Clement and Cornwall Streets; Lot 012 in Assessor's Block 1429 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.18.9249, proposing to legalize the construction of a carport at the front of the building; the replacement of the exterior front staircase to unit 2 on the second floor; the reconfiguration of the exterior rear staircase to the second floor, and the enclosure of space under the second floor sunroom and a portion of the deck, for an existing two-story, two-unit building, in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for continuance to October 19, 2006)

- 1b. 2005.0318DV (M. WOODS: (415) 558-6315)
257 - 259 4th Avenue - west side between Clement and Cornwall Streets; Lot 012 in Assessor's Block 1429 - **Request for Front Setback, Rear Yard, Screening of Parking Areas and Non-Complying Structure Variances** to allow the legalization of (1) construction of an unscreened parking pad within the required front setback; (2) replacement of the exterior front staircase to unit 2 on the second floor that would extend approximately 8 feet into the required front setback; (3) reconfiguration of the exterior rear staircase to the second floor that would extend approximately 12 feet into the required rear yard; and (4) the enclosure of space under the second floor sunroom and a portion of the deck at the rear of the building that would extend 9 to 12 into the required rear yard. Because the existing building already extends approximately 9 feet into the required rear yard, it is considered a legal, non-complying structure. The project site is in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
(Proposed for continuance to October 19, 2006)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

2. Commission Comments/Questions

- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT**3. Director's Announcements****4. Review of Past Week's Events at the Board of Supervisors and Board of Appeals****5. (JOHN SCHLESINGER: (415) 362-7397)****AIA SAN FRANCISCO PRESENTATION - Designing for the Public Realm, Part 2**

The third in a series of informational presentations on design excellence by AIA San Francisco. The importance of a building's mass and scale and how they contribute to framing the public realm are addressed.

6. (C. NIKITAS: (415) 558-6306)

ELEMENTS OF DESIGN – Informational presentation: An update on the Department's program to elevate the quality of architectural design in the City, a briefing on the promotion of sustainable ("green") building projects, and a presentation of some elements of building design.

No Action to be taken

(Continued from the Regular Meeting of September 21, 2006)

7. 2004.0980C**(J. PURVIS: (415) 558-6354)**

642 HARRISON STREET - Informational presentation on conditional use authorization to convert an office building to 43 dwellings with parking and retail space in the SSO. This project was approved by the Planning Commission on November 17, 2005 under Motion No. 17142 with the condition that it be brought back to the Commission as an informational item.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8. 2006.0546C**(K. AMDUR: (415) 558-6351)**

77 VAN NESS AVENUE - the west side between Fell and Hickory Streets, Lot 22 in Assessor's Block 834; **Request for Conditional Use Authorization** to allow square footage above the base Floor Area Ratio (FAR) for six Below Market Rate (BMR) dwelling units in a previously-approved project. The approved project is Case No. 2000.074EKXC, which was approved by the Planning Commission on December 13, 2001, in Motion Nos. 16320 and 16321. The approved project would construct an 8-story, approximately 100-foot tall building containing 50 dwelling units, approximately 19,550 sq.ft. of office space, 1,350 square feet of ground floor commercial space, 3,400 square feet of rooftop open space for the residential units, at least 400 square feet of public open space in the lobby, and 58 parking spaces in a street-level parking garage.

The Project Sponsor has decided to meet the Section 315 Affordable Housing requirements by providing six BMR units on-site. This Project lies within a C-3-G (Downtown General Commercial) District, and is within a 120-F Height and Bulk District. Preliminary Recommendation: Approval with Conditions

F. REGULAR CALENDAR

9. 2006.0969D (I.WILSON: (415) 558-6163)
1379 6TH AVENUE – west side between Irving and Judah Streets; Lot 015 in Assessor's Block 1761 – **Request for Discretionary Review** of Building Permit Application No. 2006.05.15.1557, proposing to build a 7'-4" addition at the rear of the building, with a new rear deck and stairs projecting from the rear of the proposed addition. The property is located within an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
10. 2005.0486D (G. CABREROS: (415) 558-6169)
2564 SUTTER STREET - north side between Broderick and Baker Streets; Lot 012 in Assessor's Block 1053 -- **Request for Discretionary Review** of Building Permit Application No. 2005.01.11.2946 proposing a 35-foot rear horizontal addition and a two-story vertical addition to the existing two-story, single-family residence in an RH-3 (Residential, House, Three-Family District) and a 40-X Height and Bulk District. The existing building is proposed to be lifted approximately 20 inches to allow for a three-car garage to be inserted below the existing basement level. Two additional dwelling units are proposed for a total of three units on the subject lot.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
11. 2005.0983D (K. DURANDET: (415) 575-6816)
981 INGERSON – south side between Ingalls and Redondo Streets; Lot 024 in Assessor's Block 4970 – **Request for Discretionary Review** of Building Permit Application No. 2006.0620.4516, which proposes to legalize a horizontal and vertical addition by changing the roofline at the rear of the building from a pitched to a flat roof for a single-family dwelling in an RH-1 zoning district. The proposal required, and was granted, a Rear Yard Variance at a public hearing held on March 22, 2006 as Case Number 2005.0983V.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application.
12. 2006.0668C (A. HESIK: (415) 558-6602)
222 COLUMBUS AVENUE - northeast side between Pacific Avenue and Broadway, Lots 26-31 in Assessor's Block 0162 - **Request for Conditional Use authorization** to establish a financial service (d.b.a. "First Republic Bank") of approximately 118 square feet. The financial service would consist of two automated teller machines located in the interior of the building within vacant existing ground-floor commercial space. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. There would be no physical expansion of the existing building. The site is within the Broadway Neighborhood Commercial District, Washington-Broadway Special Use District No. 1, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of September 21, 2006)
- 13a. 2006.0204C (E. JACKSON: (415) 558-6363)
189-191 LELAND AVENUE - southwest side, between Peabody and Rutland, Lot 017 in Assessor's Block 6251 - **Request for Conditional Use authorization** under Planning Code Sections 161(j) and 303 to allow a reduction in the off-street parking requirement

for dwelling units for the construction of a new residential/commercial mixed-use building within a NC-2 (Small-Scale Neighborhood Commercial) District with a 40-X Height and Bulk designation. The project proposes the construction of a new mixed-use building with two residential units over approximately 700 square feet of ground floor commercial at the front of the lot.

Preliminary Recommendation: Approval with Conditions.

- 13b. 2006.0204CV (E. JACKSON: (415) 558-6363)
189-191 LELAND AVENUE - southwest side, between Peabody and Rutland, Lot 017 in Assessor's Block 6251 - **Request for Rear Yard and Exposure Variances** under Planning Code Sections 134 and 140. Planning Code Section 134 requires all lots within an NC-2 District to have a minimum rear yard of 25 percent of lot depth. The addition of a new building in the front yard would require the provision of a code complying rear yard, which is occupied by an existing building. Planning Code Section 140 requires that at least one room of at least 120 square feet must face an open area. The proposed inner court does not satisfy the exposure requirement. The Zoning Administrator will consider the variance application concurrently with the Planning Commission.
- 14a. 2003.0347EMTZ (A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA NEIGHBORHOOD PLAN – INTENTION TO INITIATE GENERAL PLAN AMENDMENTS.
Consideration of a Resolution of Intention to initiate amendments to the San Francisco General Plan related to the Market and Octavia Neighborhood Plan. The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91). Pursuant to San Francisco Charter Section 4.105, and Planning Code Sec. 340, the Planning Commission will consider adopting a Resolution of Intention to Initiate amendments to the General Plan, including adding a new area plan, the Market and Octavia Area Plan, and making related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index to implement the Market and Octavia Neighborhood Plan. The Planning Commission will also consider companion Resolutions of Intention to initiate amendments to the Planning Code and Zoning Map.
Preliminary Recommendation: Approve a draft Resolution of Intention to initiate amendments to the General Plan and schedule a public hearing to consider the amendments.

- 14b. 2003.0347EMTZ (A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA NEIGHBORHOOD PLAN – INTENTION TO INITIATE PLANNING CODE AMENDMENTS.

Consideration of a Resolution of Intention to initiate amendments to the San Francisco Planning Code related to the Market and Octavia Neighborhood Plan. The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Street for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Mission, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91). Pursuant to Planning Code Section 302, the Planning Commission will consider a Resolution of Intention to initiate amendments to the Planning Code. The amendments would bring the Planning Code regulations governing this area into consistency with the General Plan, as proposed to be amended. The amendments contain proposals for changes to standards from those currently established by the Planning Code; including those for land use, height and bulk, building design, loading, density, residential demolition and parking. Proposed Planning Code text and map amendments will a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions to the Planning Code necessary to implement the General Plan as proposed to be amended. Amendments to the Planning Code include revisions to the Planning Code adding Sections 121.5, 158.1, 206.4, 207.6, 207.7, 230, 249.27, 261.1, 263.18, 326- 326.8, 341, 731, 731.1, 732, 732.1 and by amending Planning Code Sections 102.5, 121.1, 121.2, 124, 132, 134, 135, 144, 145.1, 145.4, 151.1, 152, 153, 154, 155, 156, 166, 167, 201, 207.4, 208, 209.1-209.9, 234.2, 253, 270, 303, 304, 311, 316, 603, 606 702.1, and 720.1. The Planning Commission will also consider companion amendments to the Zoning Map.

Preliminary Recommendation: Approve a draft Resolution of Intention to initiate amendments to the Planning Code and schedule a public hearing to consider the amendments.

- 14c. 2003.0347EMTZ (A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA NEIGHBORHOOD PLAN – INTENTION TO INITIATE ZONING MAP AMENDMENT

Consideration of a Resolution of Intention to initiate amendments to the Zoning Map of the San Francisco Planning Code related to the Market and Octavia Neighborhood Plan. The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Street for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to Turk Street between Laguna and Franklin Streets; and east of Franklin

Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Mission, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91). Pursuant to Planning Code Section 302, the Planning Commission will consider a Resolution of Intention to initiate amendments to the Zoning Map by reclassifying property, including amendments to Sectional Maps 2 and 2H, 7 and 7H, and Maps 2SU and 7SU of the Zoning Map of the City and County of San Francisco. The amendments contain proposals for changes to standards from those currently established by the Planning Code; including those for land use, height and bulk, building design, loading, density, residential demolition and parking. Proposed Planning Code text and map amendments will a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions to the Planning Code necessary to implement the General Plan as proposed to be amended. Within the Market and Octavia Neighborhood plan area, The proposed Zoning Map Changes will establish three new zoning districts: the *Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD)*, the *Transit-Oriented Neighborhood Commercial District (NCT)*, and *Transit-Oriented Residential Use Districts (RTO)*. The *Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD)* will replace C-3-G and C-M District zoning on blocks in the vicinity of Van Ness and Market/Mission intersections). *Transit-Oriented Neighborhood Commercial (NCT) Use Districts* will replace the current RM and NC district zoning primarily along the Market Street corridor and between Octavia Boulevard and Franklin Street, and some C-M Districts extending south of Market Street along Valencia, Mission Street and South Van Ness Avenue. The *Transit-Oriented Residential Use District (RTO)* will replace most of the RH and RM district zoning north and south of the Market Street corridor, extending north to Turk Street, west to Noe and Scott Streets, and South to Sixteenth Street. The proposed RTO district will encourage moderate-density, multi-family, residential infill, in scale with existing development. The high availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking will encourage construction of some housing without accessory parking. Small-scale retail activities serving the immediate area will be permitted at intersections. A *Neighborhood Commercial Transit District (NCT)* will overlay the Hayes-Gough Neighborhood Commercial District and portions of the Upper Market and Valencia Neighborhood Commercial Districts within the Market and Octavia neighborhood. In *named NCT and NC-1(T) districts*, revised parking requirements and housing density controls will encourage housing above ground-floor retail uses. These districts otherwise remain unchanged. They include current Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels currently zoned NC-1. The *Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD)* will encourage the development of a transit-oriented, high-density, mixed-use neighborhood around the intersections of Van Ness Avenue and Market Street and South Van Ness Avenue and Mission Street. Proposed heights in the *Van Ness and Market Downtown Residential Use District (VNMDR-SUD)* will change from 120, 130, 150, 160, 200 and 320 feet to 85, 120, 200, 320 and 400 feet; towers will be permitted over a podium of 85 or 120 feet; the highest towers will be permitted in the vicinity of the Market Street/Van Ness Avenue intersection. In the *Transit-Oriented Neighborhood Commercial Use Districts (NCT)*, height districts will change from 50, 80 and 105 feet to primarily 55, 65 and 85 feet; these districts will be concentrated near transit services in SoMa West and along Market Street to allow additional height for ground floor retail uses. Some heights

on some parcels near Brady Street will change from 105 and 60 feet to 40 feet and 85 feet) on parcels surrounding a proposed public open space. Proposed heights in most *Residential Transit Oriented (RTO)* Districts and RH districts primarily remain 40 and 50 feet as currently classified; in some *RTO* areas, permitted heights will change from 50, 80 and 105 feet to 40 and 50 feet.

Preliminary Recommendation: Approve a draft Resolution of Intention to initiate amendments to the Zoning Map and schedule a public hearing to consider the amendments.

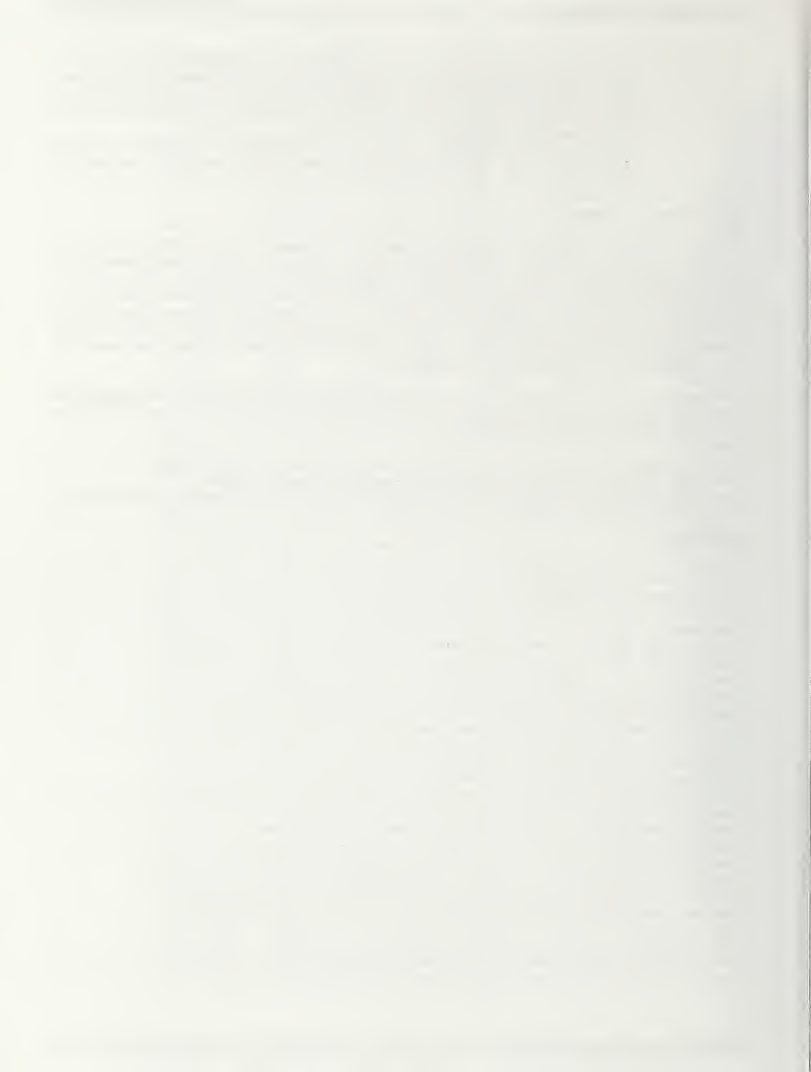
G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) Responding to statements made or questions posed by members of the public; or
- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 5, 2006
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

OCT - 2 2006

SAN FRANCISCO
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President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

1. Commission Comments/Questions

- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT**2. Director's Announcements****3. Review of Past Week's Events at the Board of Supervisors and Board of Appeals****4. (C. NIKITAS: (415) 558-6306)**

ELEMENTS OF DESIGN: Terminology – **Informational presentation:** The first of several ongoing staff presentations about the elements of building design.

No Action to be taken

(Continued from the Regular Meetings of September 21 and September 28, 2006)

5. (L. BADINER: (415) 558-6350)

DEPARTMENT'S POLICY ON GARAGES - follow up on the Informational Presentation held on September 14, 2006, on the Department's draft policy for review of new garages in existing structures.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 6a. 2006.0210D (C. JAROSLAWSKY: (415) 558-6348)
1693 ALEMANY BOULEVARD - south side between San Juan Avenue and Norton Street; Lot 014 in Assessor's Block 3206 – **Mandatory Discretionary Review** under the Planning Commission's policy required review of housing demolition, of Demolition Permit Application No. 2005.12.22.0924, to demolish an existing single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the demolition.
- 6b. 2006.0952D (C. JAROSLAWSKY: (415) 558-6348)
1693 ALEMANY BOULEVARD – south side between San Juan Avenue and Norton Street; Lot 014 in Assessor's Block 3206 – **Mandatory Discretionary Review** under the Planning Commission's policy required review of new residential building in association with residential demolition, of Building Permit Application No. 2005.12.22.0928, proposing to construct a three-story, single-family residential building with one off-street parking spaces in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the new construction.
7. 2006.0798C (A. STARR: (415) 558-6362)
1723 UNION STREET - south side between Octavia and Gough Streets; Lot 001B, in Assessor's Block 0544 -- **Request for Conditional Use authorization** under Planning Code Sections 121.1, 303, 725.21 and 725.27 to allow a personal service use with a use size greater than 2,499 sq. ft., and to allow the proposed use to operate before 6:00 a.m. in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The project consists of establishing an approximately 11,300 sq. ft. gym (d.b.a. Crunch) in a space that was previously occupied by a retail-clothing store (d.b.a. Georgiou). No expansion in the building envelope is proposed, although the proposal will increase the existing floor area from 10,157 sq. ft. to approximately 11,300 sq. ft. through interior alterations. No onsite parking is proposed or required. The proposed business hours are Monday thru Thursday, 5:30 a.m. to 10:00 p.m.; Friday, 5:30 a.m. to 8:00 p.m.; Saturday and Sunday, 8:00 a.m. to 8:00 p.m. Preliminary Recommendation: Approve with Conditions (Continued from Regular Meeting of September 14, 2006)

F. REGULAR CALENDAR

8. 2006.0897D (A. STARR: (415) 558-6362)
3300 CLAY STREET - at the southeast corner of Clay Street and Presidio Avenue, Lot 003 in Assessor's Block 0997- **Request for Discretionary Review** of Building Permit Application No. 2006.02.27.5519 proposing to remove the ground floor storage area of a six-unit residential building, excavate a portion of the ground floor, and install a 6-car garage with a 10' wide garage door on Presidio Avenue. The existing building is a four-story, six-unit building in an RM-1 (Residential, Mixed Districts, Low-Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve the project as submitted.
(Continued from Regular Meeting of September 21, 2006)

9. 2006.1068C (M. LI: (415) 558-6396)
1405 -1415 GREEN STREET - southwest corner at Polk Street, Lot 001 in Assessor's Block 0550 – Request for conditional use authorization to establish a retail wine store (d.b.a. "Biondivino") of approximately 365 square feet with on-site wine tasting in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The subject space was previously occupied by a retail antique store. There will be no physical expansion of the subject building or commercial space.
Preliminary Recommendation: Approval with conditions.
10. 2006.1018D (I. WILSON: (415) 558-6163)
2549 POST STREET - South side between Baker and Lyon Streets; Lot 031 in Assessor's Block 1081 – **Request for Discretionary Review** of Building Permit Application No. 2005.09.26.3899, proposing to legalize construction of a deck projecting 6'-6" from the rear of the third floor of the building; a trellis at the southwest (rear) corner of the building at the fourth floor; and a spiral stair from the fourth floor up to a new roof deck over the penthouse. The property is located within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 11a. 2006.0495ZR (K. CONNER: (415) 575-6914)
1800 BLOCK OF ALEMANY BOULEVARD - northwestern side between Ocean and Onondaga Avenues; Lot 011C in Assessor's Block 6954 – **Request for an Amendment to the Zoning Map** introduced by Supervisor Sandoval under Board of Supervisors File Number 060640 to change the zoning classification from RH-1, Residential House, One Family, to NC-3, Moderate Scale Neighborhood Commercial. This Project is located within a RH-1, Residential House, One Family District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
- 11b. 2006.0495ZR (K. CONNER: (415) 575-6914)
1800 BLOCK OF ALEMANY BOULEVARD - northwestern side between Ocean and Onondaga Avenues; Lot 011 in Assessor's Block 6954 - **Request for a General Plan Referral** for the sale of City owned property. This Project is located within a RH-1, Residential House, One Family District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Find that the sale of City owned property is consistent with the General Plan.
- 11c. 2006.0800Z (K. CONNER: (415) 575-6914)
915 CAYUGA AVENUE - southeastern side between Ocean and Onondaga Avenues; Lot 033 in Assessor's Block 6954 - **Request for an Amendment to the Zoning Map** to change the zoning classification from RH-1, Residential House, One Family, to NC-3, Moderate Scale Neighborhood Commercial. The subject property is split between two zones, the RH-1 District zoning and the NC-3 District zoning. The requested change would move the zoning boundary 20 feet to the northwest between the two zoning districts. This Project is located within a NC-3, Moderate Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
12. 2006.0597D (K. CONNER: (415) 575-6914)
423, 425, 427A, and 427B BUENA VISTA AVENUE EAST – south side between Park Hill Avenue and Upper Terrace; Lot 067 in Assessor's Block 2067 – **Mandatory**

Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2006.03.22.7317, proposing to convert the building's authorized use from thirteen units to eleven units, in a RH-3 (Residential, Three Units) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review.

13. 2005.1143D (E. OROPEZA: (415) 558-6381)
124 SCHWERIN STREET - northwest side of Schwerin Street, between Visitacion and Sunnydale Avenue, lot 005 in Assessor's Block 6301, – Request for Discretionary Review of Building Permit Application No. 2005.05.16.2521 proposing to construct a two story vertical addition to the front of the existing single-family house . The property is within an RH-1 (House, One-family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of September 21, 2006)
14. 2006.0378D (M. SMITH: (415) 558-6322)
2462 27TH AVENUE - east side between Taraval and Ulloa Streets, Lot 026 in Assessor's Block 2399 – **Request for Discretionary Review** of Building Permit Application No. 2005.10.14.5610, proposing to construct a one-story vertical addition and a rear horizontal addition on a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
15. 2006.0859C (A. HESIK: (415) 558-6602)
372-398 HAYES STREET - north side of street between Franklin and Gough Streets (a.k.a. 372-398 Hayes Street), Lot 021 in Assessor's Block 0809 – **Request for conditional use authorization** to establish a large fast-food restaurant and liquor store of approximately 2,633 square feet. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. The proposal would relocate the existing wine store (d.b.a. "Arlequin Wine Merchants") to the adjacent vacant storefront. The existing small self-service restaurant (d.b.a. "Arlequin Food-to-Go") would be expanded to approximately 1,100 square feet, making it a "large fast-food restaurant" as defined by Section 790.90 of the Planning Code. The café and wine store would be internally connected and would operate as a single business. There would be no physical expansion of the existing building. The site is within the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

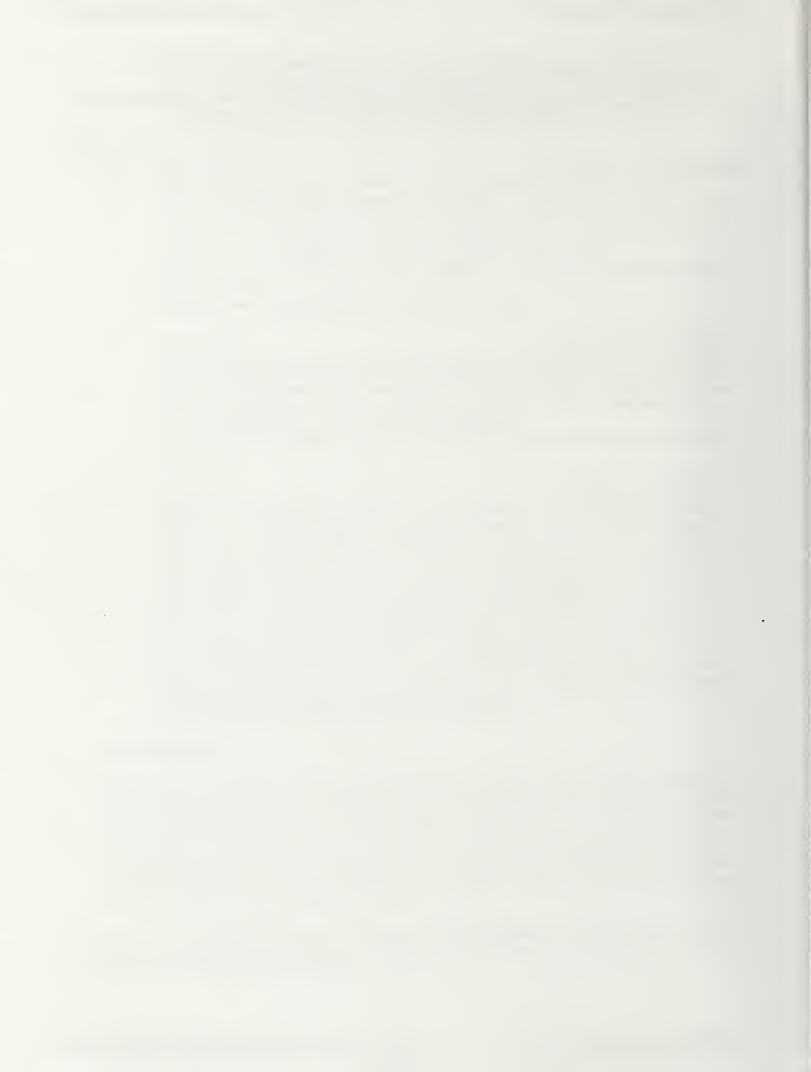
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- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 12, 2006

1:30 PM
Regular Meeting

DOCUMENTS DEPT.

OCT - 6 2006

SAN FRANCISCO
PUBLIC LIBRARY

10-06-06P03:24 RCVD

President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0734C (M. GLUECKERT: (415) 558-6543)
3192 16TH STREET - north side between Guerrero and Valencia - **Request for Conditional Use Authorization** under Planning Code Sections 726.48 and 790.38 for Other Entertainment in the Valencia NCD (Neighborhood Commercial) District and within a 40-X Height and Bulk District. The existing bar use, d.b.a. "Double Dutch", formerly known as "Cama", will not change. The bar will be changing ownership and the new owner is seeking authorization for non-live music entertainment, specifically a deejay. Hours of operation will remain 5pm to 2am. No physical expansion or increase in exterior dimensions of the existing building is proposed.
Preliminary Recommendation: Pending
(Continued from the Regular Meeting of September 21, 2006)
(Proposed for Continuance to November 16, 2006)
2. 2006.0821D (S. MENDRIN: (415) 558-6625)
1372-1374 UNION STREET - north side between Polk and Larkin Streets; Lot 015 in Assessor's Block 0525 - **Request for Discretionary Review** of Building Permit Application No. 2005.12.05.9511, proposing to construct horizontal and vertical additions to the existing two-unit, two-story over basement structure to provide additional living area for each unit and to accommodate a garage in the ground floor in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised
(Continued from Regular Meeting of September 14, 2006)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
6. (C. NIKITAS: (415) 558-6306)
ELEMENTS OF DESIGN: Terminology – **Informational presentation**: The first of several ongoing staff presentations about the elements of building design.
No Action to be taken
(Continued from the Regular Meeting of October 5, 2006)

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. REGULAR CALENDAR

7. 2006.1018D (I. WILSON: (415) 558-6163)
2549 POST STREET - South side between Baker and Lyon Streets; Lot 031 in Assessor's Block 1081 - **Request for Discretionary Review** of Building Permit Application No. 2005.09.26.3899, proposing to legalize construction of a deck projecting 6'-6" from the rear of the third floor of the building; a trellis at the southwest (rear) corner of the building at the fourth floor; and a spiral stair from the fourth floor up to a new roof deck over the penthouse. The property is located within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of October 5, 2006)
8. 2006.0898D (M. SMITH: (415) 558-6322)
461 CHENERY STREET - south side between Mateo and Roanoke Streets, Lot 022 in Assessor's Block 6718 - **Request for Discretionary Review** of Building Permit Application No. 2005.09.22.3615, proposing to raise the existing building to construct a first floor garage, construct a rear horizontal addition and a one-story vertical addition with a stair penthouse, and add a second dwelling unit to an existing single-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
9. 2005.0634E (M. JACINTO: (415) 558-5988)
275 10TH STREET - three contiguous parcels in the western South of Market Area, located at 275 10th Street, 1350 Folsom Street and 64-72 Dore Street (Assessor's Block 3518, Lots 014, 017, and 029) - **Public Hearing on the Draft Environmental Impact Report**. The proposed project would involve demolition of three existing light industrial buildings and construction of a 5-story, 50 foot-tall building containing 134 single-room occupancy-type very low-income dwelling units for homeless adults with onsite access to supportive services, and one unit for an onsite resident property manager. The project would contain residential support services on the ground floor as well as a leasable commercial space within its frontage on Folsom Street. The project would provide 11 off-

street staff parking spaces in an at-grade garage accessible from Dore Street. The project site is within an SLR (Service/Light Industrial/Residential) Zoning District and 50-X Height and Bulk District. **Note: written comments will be accepted at the Planning Department's offices until the close of business on October 13, 2006.**

10. 2005.1024C (K. CONNER: (415) 575-6914)
1111 JUNIPERO SERRA BOULEVARD - east side, between Shields & 19th Avenue, Lot 24 on Assessor's Block 7080 - **Request for Conditional Use Authorization** under Planning Code Section 209.6(b) and 710.83 to install three cellular panel antennas within a church steeple and associated equipment at the Temple United Methodist Church as part of a wireless transmission network operated by T-Mobile. The Project Site is located on a parcel with split zoning. The northern portion is located within the RH-1 (Residential, House, Single-Family) District and in a 40-X Height and Bulk District. The southern portion is located within the NC-1 (Neighborhood Commercial Cluster) District and in a 26-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the site is a Preferred Location Preference 1 site as it is a public-use building.
Preliminary Recommendation: Approval with Conditions.
11. 2006.0522C (M. LI: (415): 558-6396)
550-552 GOLDEN GATE AVENUE - north side between Van Ness Avenue and Polk Street, Lots 006 and 007 in Assessor's Block 0763 - **Request for Conditional Use Authorization** to establish a surface parking lot for up to 25 vehicles within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. The project site is currently vacant.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of September 21, 2006)

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Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 408
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 19, 2006
12:00 PM

DOCUMENTS DEPT.

OCT 13 2006

SAN FRANCISCO
PUBLIC LIBRARY

10-13-06P04:36 RCVD

President: Dwight Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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12:00 PM _____

ROLL CALL: Commission President: Dwight Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin
Moore; Hisashi Sugaya

A. **EXECUTIVE SESSION**

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes of candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 19, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2006.0897D (A.STARR: (415) 558-6362)
3300 CLAY STREET - at the southeast corner of Clay Street and Presidio Avenue, Lot 003 in Assessor's Block 0997- **Request for Discretionary Review** of Building Permit Application No. 2006.02.27.5519 proposing to remove the ground floor storage area of a six-unit residential building, excavate a portion of the ground floor, and install a 6-car garage with a 10' wide garage door on Presidio Avenue. The existing building is a four-story, six-unit building in an RM-1 (Residential, Mixed Districts, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve the project as submitted.
(Continued from Regular Meeting of October 5, 2006)
(Proposed for continuance to November 2, 2006)
- 2a. 2006.0318DV (M. WOODS: (415) 558-6315)
257-259 4TH AVENUE - west side between Clement and Cornwall Streets; Lot 012 in Assessor's Block 1429 - **Request for Discretionary Review** of Building Permit Application No. 2006.04.18.9249, proposing to legalize the construction of a carport at the front of the building; the replacement of the exterior front staircase to unit 2 on the second floor; the reconfiguration of the exterior rear staircase to the second floor, and the enclosure of space under the second floor sunroom and a portion of the deck, for an existing two-story, two-unit building, in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)
- 2b. 2005.0318DV (M. WOODS: (415) 558-6315)
257-259 4TH AVENUE - west side between Clement and Cornwall Streets; Lot 012 in Assessor's Block 1429 - **Request for Front Setback, Rear Yard, Screening of Parking Areas and Non-Complying Structure Variances** to allow the legalization of (1) construction of an unscreened parking pad within the required front setback; (2) replacement of the exterior front staircase to unit 2 on the second floor that would extend approximately 8 feet into the required front setback; (3) reconfiguration of the exterior rear staircase to the second floor that would extend approximately 12 feet into the required rear yard; and (4) the enclosure of space under the second floor sunroom and a portion of the deck at the rear of the building that would extend 9 to 12 into the required rear yard. Because the existing building already extends approximately 9 feet into the required rear yard, it is considered a legal, non-complying structure. The project site is in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Commission Comments/Questions

- **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. 2006.0893C (J. PURVIS: (415) 558-6354)
1099 SUNNYDALE AVENUE - south side between Schwerin Street and Garrison Avenue; Lot 001 in Assessor's Block 6363 (also known as 222 Schwerin Street and "Heritage Homes") - **Request for Conditional Use Authorization** under Planning Code Section 303(e) to modify Conditions of Approval under Motion No. 14737, adopted by the Planning Commission on November 19, 1999, requiring 18 off-street parking spaces within the garage of the community building known as "The Village." The current proposal would reduce the garage capacity to six spaces to accommodate an additional 3,600 sq. ft. of community space. Residential parking would not be affected. The site is part of a residential planned unit development known as "Heritage Homes," and is within the RM-1 (Residential, Mixed-Use, Low-density) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

7. 2006.1052ET (S. SANCHEZ: (415) 558-6326)
BOARD FILE NO. 061210 - ALLOWING ADVERTISING ON E-LINE AND THIRD STREET LIGHT RAIL TRANSIT BOARDING PLATFORMS - Consideration of an ordinance initiated by Supervisor Sophie Maxwell on August 15, 2006 which would amend Planning Code Section 603 to permit transit shelter advertising on public transit boarding platforms in connection with the E-Line and Third Street Light Rail projects by: 1) Amending Section 603 of the Planning Code to permit up to two double-sided panels not exceeding 24 square feet in area on each low-level boarding platform at the following E-Line stops: Folsom Street and The Embarcadero, Brannan Street and the Embarcadero, 2nd and King Streets, and 4th and King Streets; and a total of 71 double-sided general advertising signs each not exceeding 24 square feet in area on or adjacent to transit shelters on 28 publicly owned high level Municipal Railway boarding platforms serving the Third Street Light Rail Line. 2) Making and adopting environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval

F. REGULAR CALENDAR

8. 2006.0896C (E. WATTY: (415) 558-6620)
965-985 GENEVA AVENUE - north side, at the corner of Paris Street, Lot 028 (formerly known as Lots 005-010) on Assessor's Block 6409 - **Request for Conditional Use Authorization** under Planning Code Sections 712.83 and 790.80 to install six cellular panel antennas on the roof of an existing mixed-use (residential and commercial) building as part of a wireless transmission network operated by Verizon Wireless. The Project Site is located on a parcel with split zoning. The northern portion is located within the RH-1 (Residential House, Single-Family) District and in a 40-X Height and Bulk District. The southern portion is located within the NC-3 (Neighborhood, Commercial, Moderate-Scale) District and a 65-A Height and Bulk District. The building on which the antennas are located is completely within the NC-3 portion of the lot. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the site is a Preferred Location Preference 2 site as there is an existing legally permitted wireless facility at the site.
Preliminary Recommendation: Approval with conditions
- 9a. 2006.0356CR (D. DIBARTOLO: (415) 558-6291)
766-776 VALLEJO STREET - north side between Powell and Stockton Streets; Lot 043 in Assessor's Block 130 - **Request for a General Plan Referral** to determine if the construction of a wireless telecommunications facility for Sprint PCS at the public garage and police station is consistent with the objectives and policies of the General Plan.
Preliminary Recommendation: Determination that the project is consistent with the objectives and policies of the General Plan
- 9b. 2006.0356CR (D. DIBARTOLO: (415) 558-6291)
766-776 VALLEJO STREET - north side between Powell and Stockton Streets; Lot 043 in Assessor's Block 130 - **Request for Conditional Use Authorization** pursuant to Section 722.83 of the Planning Code to install and operate a wireless telecommunication facility for Sprint PCS within the North Beach Neighborhood Commercial (NCD) District and a 40-X Height and Bulk district, upon the façade and at the roof of the approximately 67 foot high structure that contains a parking garage and police station. As per the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 2, as it is the site of previously approved antenna installations. As the subject property is a publicly owned

structure, the Planning Commission for its consistency with the General Plan per a General Plan Referral application would also review the project.
Preliminary Recommendation: Approval with conditions

10. (K. RICH: (415) 558-6345)
INFORMATIONAL PRESENTATION ON THE SCHLAGE LOCK PLANNING PROCESS - **Informational presentation** on past and current planning activities related to the former Schlage Lock site in Visitacion Valley. Staff will briefly review the creation of a community concept plan for redevelopment of this approximately 20-acre site, as well as current efforts to refine the concept plan to inform a potential redevelopment project area. No action required.
11. 2006.1221E (L. GIBSON: (415) 558-5993)
AMENDMENT OF ADMINISTRATIVE CODE CHAPTER 31 [BOARD FILE NO. 061311] - INFORMATIONAL PRESENTATION. Ordinance introduced by Supervisor Ma
amending Administrative Code Chapter 31 provisions for appeals of environmental documents and determinations to the Board of Supervisors under the California Environmental Quality Act, as well as public notice of such determinations and environmental documents.
Preliminary Recommendation: Adopt resolution supporting Board adoption of the ordinance, with Department-recommended modifications.
12. 2006.0571L (T. FRYE: (415) 575-6822)
3750 18TH STREET - MISSION HIGH SCHOOL - Bounded by Dolores, Church, 18th, and Dorland Streets. Recommendation from the Landmarks Preservation Advisory Board to adopt a resolution recommending to the Board of Supervisor's the **Landmark Designation** of Mission High School as Landmark No. 255. Preliminary Recommendation: Approval.
13. 2005.0570D (R. CRAWFORD: (415) 558-6358)
1750 8TH AVENUE - east side between Moraga and Noriega Streets. Assessor's Block 2042 Lot 002H - **Request for Discretionary Review** of Building Permit Application No. 2004.09.28. 5368, to construct a new third story on the existing dwelling and to develop a second dwelling unit. The addition will not extend any further to the front or rear than the existing dwelling in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and Modify the Project.
14. 2006.0751D (M. GLUECKERT: (415) 558-6543)
223-225 9TH STREET - northeast side between Howard and Tehama Streets; Lot 079 in Assessor's Block 3729 - **Mandatory Discretionary Review**, under the Planning Code Section 890.133(h) requiring review of Medical Cannabis Dispensaries (MCDs), of Building Permit Application 2005.03.29.8691, to maintain operation of an existing MCD (d.b.a. "HopeNet Co-Op"). The property is located within a SLR (Service/Light Industrial/Residential) Mixed Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
15. 2006.0834D (K. CONNER: (415) 575-5974)
1878 40TH AVENUE - east side between Noriega Street and Ortega Street; Lot 027 in Assessor's Block 2076 - **Request for Discretionary Review** of Building Permit Application No. 2005.10.03.4585, proposing construction of a two-story horizontal addition to the rear of the subject dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications

16. 2006.1085D (I. WILSON: (415) 558-6163)
244 32ND AVENUE - east Side between California and El Camino del Mar; Lot 015 in Assessor's Block 1391 - **Request for Discretionary Review** of Building Permit Application No. 2006.06.23.4870, proposing to alter the existing second floor roofline; add a penthouse with roof deck towards the rear of the building. The property is located within an RH-1(D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) Responding to statements made or questions posed by members of the public; or
- (2) Requesting staff to report back on a matter at a subsequent meeting; or
- (3) Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 26, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT

OCT 20 2006

SAN FRANCISCO
PUBLIC LIBRARY

10-20-06P01:52 RCVD

President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sottf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1129E (S. JONES: (415) 558-5976)
SAN FRANCISCO MARINA RENOVATION - Certification of Final Environmental Impact Report. The proposed project is the renovation of the San Francisco Marina at 3950 Scott Street (Assessor's Block 900, Lot 003). Water-side improvements would include installation of three new breakwater structures and the removal of two existing breakwater structures; reconstruction of portions of the degraded rip-rap slopes around the interior shorelines of the marina and along the outer seawall (between the St. Francis and Golden Gate Yacht Clubs); maintenance dredging; replacement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation of an oily water and sewage pumpout facility and refurbishment of two sewage pumpout facilities; upgrade of electrical and water services to the new floating docks; and improved lighting on the docks. Land-side improvements would include renovation of marina restroom, shower, and office buildings; conversion of a vacant building (former Navy Degaussing Station) into office space; construction of a new 1,000-square-foot maintenance building; and restriping of existing parking lots. The project site is within a P (Public) Use District and an OS (Open Space) Height and Bulk District.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
(Proposed for Continuance to November 2, 2006)
- 2a. 2005.0307D (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.01.06.2659 to demolish an existing single-family dwelling in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation. The project also includes the new construction of a three-unit building.
Preliminary Recommendation: Do not take DR and approve project as proposed.
(Continued from Regular Meeting of September 14, 2006)
(Proposed for Continuance to November 16, 2006)
- 2b. 2005.0329DD (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, and a request of Discretionary Review, of Building Permit Application No. 2005.01.06.2663 for the new construction of a three-unit building in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation.

Preliminary Recommendation: Do not take DR and approve project as proposed.

(Continued from Regular Meeting of September 14, 2006)

(Proposed for Continuance to November 16, 2006)

3. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Certification of Final Environmental Impact Report. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). It would also increase height limits in certain areas and reduce height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area.
Preliminary Recommendation: Certify the Final Environmental Impact Report.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Proposed for Continuance to December 7, 2006)
4. 2006.0882A (T. SULLIVAN-LENANE: (415) 558-6257)
1306-1310 MCALLISTER STREET - north side between Steiner and Pierce Streets; Assessor's Block 775, Lot 004A - **Request for Certificate of Appropriateness** to remove a portion of the ground floor bay and construct a new garage opening. The building is a contributory-altered building to the Alamo Square Historic District under Article 10. It is located within an RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. The Landmarks Preservation Advisory Board heard this case at the September 6, 2006, public hearing and recommended disapproval.
Preliminary Recommendation: Disapproval.
(Proposed for Continuance to November 9, 2006)
- 5a. 2006.0697CPR (K. CONNER: (415) 575-6914)
100 ARMORY DRIVE - west side between Sloat and Skyline Boulevards, Lot 005 in Assessor's Block 7281 - **Request by Sprint/Nextel Wireless for Conditional Use Authorization** pursuant to Planning Code Section 234.2(a) to install three (3) antennas, mounted to an existing Sprint Wireless 50' tall monopole, located in a P (Public) District, Coastal Zone Special Use District, and a OS (Open Space) Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the site is a Preferred Location Preference 1 site as it is a public-use building
APPLICATION WITHDRAWN.
- 5b. 2006.0697CPR (K. CONNER: (415) 575-6914)
100 ARMORY DRIVE - west side between Sloat and Skyline Boulevards, Lot 005 in Assessor's Block 7281 - **Request by Sprint/Nextel Wireless for Coastal Zone Permit authorization** pursuant to Planning Code Section 330 to install three (3) antennas, mounted to an existing Sprint Wireless 50' tall monopole, located in a P (Public) District, Coastal Zone Special Use District, and a OS (Open Space) Height and Bulk District.
APPLICATION WITHDRAWN.

- 5c. 2006.0697CPR (K. CONNER: (415) 575-6914)
100 ARMORY DRIVE – west side between Sloat and Skyline Boulevards, Lot 005 in Assessor's Block 7281 - **Request by Sprint/Nextel Wireless for a finding of consistency with the General Plan** pursuant to Section 4.105 of the City/County Charter to allow for the installation of a freestanding wireless telecommunications facility consisting of three (3) antennas mounted to an existing 50' tall monopole, located in a P (Public) District, Coastal Zone Special Use District, and a OS (Open Space) Height and Bulk District.
APPLICATION WITHDRAWN.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

8. (C. FLORES: (415) 558-6473)
2005 HOUSING INVENTORY REPORT – Announcing the publication of the *2005 Housing Inventory*. This report is the 36th in the series and describes San Francisco's housing supply. *Housing Inventory* data accounts for new housing construction, demolitions, and alterations in a consistent format for analysis of housing production trends. Net housing unit gains are reported citywide, by zoning classification, and by planning district. Other areas covered include affordable housing, condominium conversions, and residential hotel stock. In addition, lists of major housing projects in the pipeline (i.e. projects under review by the Planning Department and the Department of Building Inspection, and projects authorized for construction) are included to provide a picture of likely housing construction activity in the near future. Report is available for the public at the Planning Department and on the website.
Preliminary Recommendation: No Action required. Informational only.

9. (L BADINER/S. WEIRTHEIM: (415) 558-6350/558-6612)
Zoning Administrator announcement of the receipt of the New College of California Abbreviated Institutional Master Plan (IMP) pursuant to Planning Code Section 304.5. The Planning Commission has the discretion under Planning Code Section 304.5(d), to hold or not hold a public hearing on an Abbreviated IMP. If the Commission requests a hearing, it would be scheduled for a later date.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10. 2006.1221E (L. GIBSON: (415) 558-5993)
AMENDMENT OF ADMINISTRATIVE CODE CHAPTER 31 [BOARD FILE NO. 061311]
Ordinance introduced by Supervisor Ma amending Administrative Code Chapter 31 provisions for appeals of environmental documents and determinations to the Board of Supervisors under the California Environmental Quality Act, as well as public notice of such determinations and environmental documents.
Preliminary Recommendation: Adopt resolution supporting Board adoption of the ordinance, with Department-recommended modifications.
NOTE: On October 19, 2006, following public testimony, the Commission closed public hearing and continued the matter to October 26, 2006, by a vote +6 –0.

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

11. 2006.0738Z (R. CRAWFORD: (415) 558-6358)
18 ARAGO STREET - west side between Paulding and Havelock Streets, Assessor's Block 3154 Lot 063 - **Request for an Amendment to the Zoning Map to change the zoning classification from P, Public Use to RH-1, Residential House, One Family.** This property is split between a P, Public Use, District and an RH-1, Residential House, One Family, District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval

H. REGULAR CALENDAR

12. 2006.0818C (K. CONNER: (415) 575-6914)
1014 HURON AVENUE - north side, at the corner of the intersection with Sickles Avenue, Lot 84 on Assessor's Block 7145 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 711.54 for the development of a massage establishment in a mixed-use building in a NC-2 (Small-Scale, Neighborhood Commercial) District, and within the 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

13. 2006.1114D (E. WATTY: (415) 558-6620)
1419 16TH AVENUE - west side between Judah and Kirkham Streets; Lot 002, in Assessor's Block 1837 - **Request for Discretionary Review** of Building Permit No. 2006.05.17.1821, to create a second unit, and construct a one-story vertical addition and a horizontal rear addition. The subject property is located in a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
14. (A. GHOSH (415) 558-6282)
PROPOSED RESOLUTION ESTABLISHING CITY POLICY FOR THE EASTERN NEIGHBORHOODS PLANNING PROCESS - **Review and comment of a proposed resolution Sponsored by Supervisors Maxwell, Ammiano, Peskin, and McGoldrick and introduced as part of Board File Number 061342.** This resolution would set City and County of San Francisco policy for the eastern neighborhoods rezoning and community plan areas. The matter was introduced on September 26, 2006 and heard at the Board of Supervisors Land Use and Economic Development Committee on October 11, 2006, when it was continued to November 1, 2006, in part to allow the Planning Commission the opportunity to review the proposal and, should it so choose, adopt a resolution advising the Board.
Preliminary Recommendation: Pending.
15. 2006.1216B (C. NIKITAS AT (415) 558-6306)
1600 OWENS STREET, A.K.A. MISSION BAY SOUTH BLOCKS 41-43, PARCEL 4; A.K.A. LOT 010 IN ASSESSORS BLOCK 8709 - 1600 Owens Street, aka Mission Bay South Blocks 41-43, Parcel 4; aka Lot 010 in Assessors Block 8709 - **application for design review and office allocation** pursuant to Planning Code Section 321 *et seq.* to construct a new, approximately 245,500 gross-square-foot laboratory/office building ten stories and approximately 160 feet in height, requesting up to 228,000 square feet of office space, with ground floor retail. Off-street parking will be provided off-site, in a parking garage on Parcel 6. The site is located in a Mission Bay Commercial-Industrial-Retail zoning district, and an HZ-7 Height District.
Preliminary Recommendation: Approval with conditions.
16. 2006.1212B (M. GLUECKERT AT (415) 558-6543)
1500 OWENS STREET A.K.A. MISSION BAY SOUTH - BLOCKS 41-43, PARCEL 5; A.K.A. LOT 006 IN ASSESSORS BLOCK 8709 - **application for design review and office allocation** pursuant to Planning Code Section 321 *et seq.* to construct a new, approximately 160,600 gross-square-foot laboratory/office building, six stories and approximately 90' in height, requesting up to 158,500 square feet of office space, with ground floor retail. Off-street parking will be provided off-site, in a parking garage on Parcel 6. The site is located in a Mission Bay commercial-industrial-retail zoning district, and an HZ-5 Height District.
Preliminary Recommendation: Approval with conditions
17. 2006.0070T (C. NIKITAS (415) 558-6306)
CONTROLS FOR THE REMOVAL OF DWELLING UNITS - **Intent to initiate an amendment to the Planning Code** - Proposed addition of Section 317 to the Planning Code, that would stipulate Mandatory Discretionary Review of any application resulting in the removal of dwelling units through merger, demolition, or conversion, where such application does not require Conditional Use authorization under current provisions of the

Code. The intent to initiate the Code amendment allows advertising for a future hearing to proceed, and the proposed amendment will be considered at such future public hearings.
Preliminary Recommendation: Adopt a resolution of intent to initiate.

18. 2006.1214ET (D. SIDER: (415) 558-6697)
GROCERY STORES AND FORMULA RETAIL CONTROLS - Ordinance introduced by Supervisor Elsbernd as part of Board File No. 060032 which would amend portions of the Planning Code relating to the application of formula retail controls to grocery stores.
Preliminary Recommendation: Approval
19. 2006.1222ET (D. SIDER: (415) 558-6697)
CONDITIONAL USE REQUIREMENT TO DEMOLISH OR CHANGE THE USE OF A GROCERY STORE - Ordinance introduced by Supervisor Elsbernd as part of Board File No. 061261 which would amend portions of the Planning Code in order to (1) require Conditional Use authorization for any project involving the change in use or demolition of a general grocery store and (2) require specific findings as part of any such Conditional Use authorization.
Preliminary Recommendation: Approval
20. 2006.0891T (M. SNYDER: (415) 575-6891)
TIME LIMITS FOR LANDMARKS BOARD AND PLANNING COMMISSION REVIEW - Ordinance introduced by Supervisor Maxwell as part of Board File No. 061068 which would amend Planning Code Sections 1004.2 and 1004.3 in order to: (1) change the time limit from which the Landmarks Preservation Advisory Board has to act on a proposed Landmarks or Historic District designation from 30 days to 45 days; (2) establish a time limit of 90-days from which the Planning Commission has to act on such designation from the date of the Board of Supervisor's referral when initiated by the Board of Supervisors; and (3) enable the Board of Supervisors to act on proposed Landmark Designations initiated prior to July 18, 2006 where the Planning Commission has not yet taken action.
Preliminary Recommendation: Recommend Approval to the Board of Supervisors with modifications.

6:00 P.M.

21. 2003.0347EMTZ (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006 to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. Hearings are scheduled for October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, and Nov. 16, 2006. The Commission will consider and receive public comment on specific aspects of the Plan and proposed amendments at each hearing. The series of hearings will culminate in a public hearing to consider adoption actions on or after Dec. 7, 2006.

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street

jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Specifically, the Commission will consider the following actions:

- **Case 2003.0347E – Certification of the Final Environmental Impact Report and adoption of CEQA Findings** on the Market and Octavia Plan.
- **Case 2003.0347M - a proposed General Plan amendment** that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;
- **Case 2003.0347T - a proposed Planning Code text amendment** that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and new fees;
- **Case 2003.0347Z - a proposed Zoning Map amendment** that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan.

Together, these four Commission actions are intended to implement the Market and Octavia Plan. Generally, these changes are described on page 3 of this document.

In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.

Draft Schedule for Planning Commission Hearing

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on October 26, 2006. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing #1 – October 26, 2006 6pm time-certain (presentation & public comment)

Staff will provide a presentation to the Planning Commission and members of the public on the following aspects of the Market & Octavia Plan: a Plan overview, including information about the Better Neighborhoods Program; a profile of the Market and Octavia Area Plan (issues and opportunities); the Market and Octavia Planning process and public outreach; an Integrated Plan for Housing, Transportation, Streets and Open Space; and a summary of required Planning Commission Actions and Plan Implementation structure. Staff will also present information about the proposed Land Use and Height Districts, and proposed Design Principles for the Market and Octavia Plan. At this hearing, Planning Department staff will present information and the Planning Commission will hear public comment on the subjects discussed at the hearing. Preliminary Recommendation: Informational Presentation and Public Comment; No Commission Action requested.

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 2, 2006
12:30 PM

DOCUMENTS DEPT.

OCT 30 2006

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PUBLIC LIBRARY

10-30-06A10:31 RCVD

President: Dwight Alexander
Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*). For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

12:00 PM _____

ROLL CALL:	Commission President:	Dwight Alexander
	Commission Vice-President:	Christina Olague
	Commissioners:	Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

A. EXECUTIVE SESSION

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes of candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 2, 2006

2:00 PM
Regular Meeting

DOCUMENTS DEPT.

OCT 30 2006

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PUBLIC LIBRARY

10-30-06A10:30 RCV D

President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

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COMMUNICATIONS

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. (K. RICH: (415) 558-6345)

VISITACION VALLEY REDEVELOPMENT AREA PRELIMINARY PLAN - In 2005 the Board of Supervisors adopted a Visitacion Valley Redevelopment Survey Area and asked the Planning Department and Redevelopment Agency to initiate the process for adopting a Redevelopment Project Area. According to state law, the Planning Commission must submit a Preliminary Plan, containing proposed boundaries, goals, and general land uses, to the Redevelopment Agency. Staff will present additional background information and ask for approval of the Preliminary Plan.

Preliminary recommendation: Approve Preliminary Plan.
(Proposed for Continuance to November 9, 2006)

2. (J. LAU: (415) 558-6383)

PRESENTATION ON PROPOSED PLANNING CODE AMENDMENTS TO INDUSTRIAL DISTRICTS IN BAYVIEW HUNTERS POINT - Informational Item. The Department is preparing a set of zoning modifications for certain M-1 and M-2 designated areas in the Bayview Hunters Point district. The Department is proposing this zoning update to implement various objectives from the Bayview Hunters Point Area Plan, which seeks to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview. In general, the Code amendments would continue to permit a wide range of light and contemporary industrial activities, while restricting the size of retail and office development in the area. The zoning revisions will also standardize and codify existing land use policies and controls that currently discourage or prohibit residential development in these industrial zones.

Preliminary Recommendation: Hold hearing on informational item. No action is proposed at this time.
(Proposed for Continuance to November 9, 2006)

3. 2006.0897D (A. STARR: (415) 558-6362)

3300 CLAY STREET - at the southeast corner of Clay Street and Presidio Avenue, Lot 003 in Assessor's Block 0997- **Request for Discretionary Review** of Building Permit Application No. 2006.02.27.5519 proposing to remove the ground floor storage area of a six-unit residential building, excavate a portion of the ground floor, and install a 6-car garage with a 10' wide garage door on Presidio Avenue. The existing building is a four-story, six-unit building in an RM-1 (Residential, Mixed Districts, Low-Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve the project as submitted.
(Continued from Regular Meeting of October 19, 2006)
(Proposed for Continuance to December 14, 2006)

4. (S. WERTHEIM: (415) 558-6612)
ECONOMIC DEVELOPMENT PLAN - Informational presentation on the San Francisco Economic Strategy. The City is undertaking its first-ever comprehensive planning process devoted to economic development, as initiated by passage of Proposition I in November of 2004. Dr. Ted Egan, Director of Analysis at ICF Consulting, is the lead consultant for the project.
Preliminary Recommendation: No action required
(Proposed for Continuance to December 14, 2006)
5. (J. IONIN: (415) 558-6309)
WTS GUIDELINES - Informational Presentation on the current status of the W.T.S. Guidelines: a brief history; preference location summary; accessory use determinations; and an overview of the supplemental guidelines adopted in 2003.
(Proposed for Continuance to December 14, 2006)
6. 2006.0833D (R. CRAWFORD: (415) 558-6358)
1 PALO ALTO DRIVE (AKA 1 AVANZADA AKA 250 PALO ALTO) - Assessor's Block 2724 Lot 003 - Mandatory Discretionary Review of Building Permit Application Nos. 2006 0621 4679 for replacement of four existing small receive-only antennas and the addition a fifth such antenna to the fifth level of Sutro Tower and, 2006 0621 4681 for the addition of four receive-only antennas to the roof of the existing control building at the SUTRO TOWER Broadcast facility. This project lies within the RH-1, Residential House, One Family District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions
(Continued from Regular Meeting of September 14, 2006)
(Proposed for Continuance to December 14, 2006)

PLEASE NOTE: The Planning Commission has temporarily altered the Order of Business for this hearing. COMMISSIONERS QUESTIONS AND MATTERS and DIRECTOR'S REPORT will follow item #19 - Market and Octavia Plan Amendments, Hearing #2.

B. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

C. REGULAR CALENDAR

7. 2006.0919I (S. WERTHEIM: (415) 558-6612)
HAIGHT ASHBURY FREE CLINICS, INC. ABBREVIATED INSTITUTIONAL MASTER PLAN - Public Hearing on the Abbreviated Institutional Master Plan for the Haight Ashbury Free Clinics, Inc., which contains a description of the institution's physical plant and employment, affirmative action program, ownership of properties, services provided and population, parking availability, and also describes proposed changes to the institution. Changes proposed in this IMP include closing three facilities in the Haight Ashbury neighborhood and opening a consolidated facility in the Mission District. This item is for receipt of public testimony only.
Preliminary Recommendation: No action is required.

8. 2006.0797C (S. VELLVE: (415) 558-6263)
510 FREDERICK STREET - northwest corner at the intersection of Frederick and Stanyan Streets; Lot 0065 in Assessor's Block 1263 - **Request for Conditional Use Authorization** pursuant to Section 209.6 of the Planning Code to install a total of three (3) antennas screened from view on the roof of an existing approximately 50-foot tall mixed-use structure, as part of Sprint's wireless telecommunications network within an NC-1 (Neighborhood Commercial) District, and 40-X Height and Bulk District. The related equipment cabinets would be located within the subject building. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 2 as it is a co-location site.
Preliminary Recommendation: Approval with conditions
9. 2006.1040C (S. YOUNG: (415) 558-6346)
2110 CLEMENT STREET - north side between 22nd and 23rd Avenues, Lot 009 in Assessor's Block 1411 - **Request for Conditional Use authorization** under Sections 717.27, 186.1(b), and 303 of the Planning Code to legalize the extension of the hours of operation of an existing nonconforming full-service restaurant ("My Favorite Cafe", which primarily serves Asian inspired snacks and desserts) in the Outer Clement Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The proposed hours of operation are 1 p.m. to 1 a.m. Sunday through Thursday, 1 p.m. to 2 a.m. Friday and Saturday, and extended hours to 2 a.m. during holidays (i.e. period of one to two weeks during Christmas and Spring breaks). The proposal would not involve any tenant improvements to the existing commercial space or exterior modifications to the existing building envelope. Section 717.27 of the Planning Code allows the nonconforming restaurant to operate from 6 a.m. until 11 p.m. as of right and requires conditional use authorization to operate between the hours of 11 p.m. and 2 a.m. **In January 2006, this proposal to extend the hours of operation of the restaurant from 1 p.m. to 12:30 a.m. Sunday through Thursday and 1 p.m. to 2 a.m. Friday and Saturday, was granted Conditional Use authorization by the Planning Commission for a limited duration of 9 months under Case No. 2005.0565C.**
Preliminary Recommendation: Approval with modifications and conditions
10. 2006.0983DD (G. CABREROS: (415) 558-6169)
662 12TH AVENUE - east side between Balboa and Cabrillo Streets; Lot 035 in Assessor's Block 1633 - **Requests for Discretionary Review** of Building Permit Application No. 2006.05.09.1153 proposing a one-story-over-ground floor, 25-foot deep rear addition to a three-story-over-garage, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project
11. 2006.1216B (C. NIKITAS: (415) 558-6306)
1600 OWENS STREET, A.K.A. MISSION BAY SOUTH BLOCKS 41-43, PARCEL 4; A.K.A. LOT 010 IN ASSESSORS BLOCK 8709 - 1600 Owens Street, aka Mission Bay South Blocks 41-43, Parcel 4; aka Lot 010 in Assessors Block 8709 - **application for design review and office allocation** pursuant to Planning Code Section 321 *et seq.* to construct a new, approximately 245,500 gross-square-foot laboratory/office building ten stories and approximately 160 feet in height, requesting up to 228,000 square feet of office space, with ground floor retail. Off-street parking will be provided off-site, in a parking garage on Parcel 6. The site is located in a Mission Bay Commercial-Industrial-Retail zoning district, and an HZ-7 Height District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of October 26, 2006)

12. 2006.1212B (M. GLUECKERT: (415) 558-6543)
1500 OWENS STREET A.K.A. MISSION BAY SOUTH - BLOCKS 41-43, PARCEL 5; A.K.A. LOT 006 IN ASSESSORS BLOCK 8709 - application for design review and office allocation pursuant to Planning Code Section 321 *et seq.* to construct a new, approximately 160,600 gross-square-foot laboratory/office building, six stories and approximately 90' in height, requesting up to 158,500 square feet of office space, with ground floor retail. Off-street parking will be provided off-site, in a parking garage on Parcel 6. The site is located in a Mission Bay commercial-industrial-retail zoning district, and an HZ-5 Height District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 26, 2006)
13. 2006.0070T (C. NIKITAS (415) 558-6306)
CONTROLS FOR THE REMOVAL OF DWELLING UNITS - Intent to initiate an amendment to the Planning Code - Proposed addition of Section 317 to the Planning Code, that would stipulate Mandatory Discretionary Review of any application resulting in the removal of dwelling units through merger, demolition, or conversion, where such application does not require Conditional Use authorization under current provisions of the Code. The intent to initiate the Code amendment allows advertising for a future hearing to proceed, and the proposed amendment will be considered at such future public hearings.
Preliminary Recommendation: Adopt a resolution of intent to initiate.
(Continued from Regular Meeting of October 26, 2006)
14. 2006.1221E (L. GIBSON: (415) 558-5993)
AMENDMENT OF ADMINISTRATIVE CODE CHAPTER 31 [BOARD FILE NO. 061311]
Ordinance introduced by Supervisor Ma amending Administrative Code Chapter 31 provisions for appeals of environmental documents and determinations to the Board of Supervisors under the California Environmental Quality Act, as well as public notice of such determinations and environmental documents.
Preliminary Recommendation: Adopt resolution supporting Board adoption of the ordinance, with Department-recommended modifications.
NOTE: On October 19, 2006, following public testimony, the Commission closed public hearing and continued the matter to October 26, 2006, by a vote +6 -0.
NOTE: On October 26, 2006, the Commission re-opened the hearing and continued this item to November 2, 2006. They instructed that a letter be sent to the Board of Supervisors requesting that they take no action on this matter and continue it until the Commission can hold its public hearing. The vote was (+5 -0) with Alexander absent.
15. 2002.1129E (S. JONES: (415) 558-5976)
SAN FRANCISCO MARINA RENOVATION - Certification of Final Environmental Impact Report. The proposed project is the renovation of the San Francisco Marina at 3950 Scott Street (Assessor's Block 900, Lot 003). Water-side improvements would include installation of three new breakwater structures and the removal of two existing breakwater structures; reconstruction of portions of the degraded rip-rap slopes around the interior shorelines of the marina and along the outer seawall (between the St. Francis and Golden Gate Yacht Clubs); maintenance dredging; replacement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation of an oily water and sewage pump-out facility and refurbishment of two sewage pump-out facilities; upgrade of electrical and water services to the new floating docks; and improved lighting on the docks. Landside improvements would include renovation of marina restroom, shower, and office buildings; conversion of a vacant building (former Navy Degaussing Station) into office space; construction of a new 1,000-square-foot maintenance building; and restriping of existing parking lots. The project site is within a P (Public) Use District and an OS (Open Space) Height and Bulk District.

Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify the Final Environmental Impact Report
(Continued from Regular Meeting of October 26, 2006)

16. 2006.0966ET (D. SIDER: (415) 558-6697)
CONDITIONAL USE REQUIREMENT TO CHANGE THE USE OF A SCHOOL - Ordinance introduced by Supervisor Alioto-Pier as part of Board File No. 061163 which would amend portions of the Planning Code in order to (1) require Conditional Use authorization for any project involving the change in use of an elementary or secondary school and (2) require specific findings as part of any such Conditional Use authorization. Preliminary Recommendation: Approval
17. 2006.1214ET (D. SIDER: (415) 558-6697)
GROCERY STORES AND FORMULA RETAIL CONTROLS - Ordinance introduced by Supervisor Elsbernd as part of Board File No. 060032 which would amend portions of the Planning Code relating to the application of formula retail controls to grocery stores. Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 26, 2006)
18. 2006.1222ET (D. SIDER: (415) 558-6697)
CONDITIONAL USE REQUIREMENT TO DEMOLISH OR CHANGE THE USE OF A GROCERY STORE - Ordinance introduced by Supervisor Elsbernd as part of Board File No. 061261 which would amend portions of the Planning Code in order to (1) require Conditional Use authorization for any project involving the change in use or demolition of a general grocery store and (2) require specific findings as part of any such Conditional Use authorization. Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 26, 2006)

7:00 p.m.

19. 2003.0347EMTZ (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) |
MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006, to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. A series of public hearings are scheduled for October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, and Nov. 16, 2006. The Commission will consider and receive public comment on specific aspects of the Plan and proposed amendments at each hearing. The series of hearings will culminate in a hearing to consider adoption actions on or after Dec. 7, 2006.

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of

Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Specifically, the Commission will consider the following actions:

- **Case 2003.0347E – Certification of the Final Environmental Impact Report and adoption of CEQA Findings** on the Market and Octavia Plan.
- **Case 2003.0347M** - a proposed **General Plan amendment** that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;
- **Case 2003.0347T** - a proposed **Planning Code text amendment** that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and new fees;
- **Case 2003.0347Z** - a proposed **Zoning Map amendment** that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan.

Together, these four Commission actions are intended to implement the Market and Octavia Plan. Generally, these changes are described on page 3 of this document.

In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.

Draft Schedule for Planning Commission Hearing

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after November 2, 2006. Be advised that due

to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing, please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing #2 – November 2, 2006

Staff will provide the presentation to the Planning Commission and members of the public on the following aspects of the Market & Octavia Plan: Historic Preservation, Parking and Housing Density Controls. At this hearing, Planning Department staff will present information on the Plan and the Planning Commission will hear public comment on the subjects discussed at the hearing.

Preliminary Recommendation: Informational Presentation and Public Comment; No Commission Action requested.

D. COMMISSIONERS' QUESTIONS AND MATTERS

20. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

E. DIRECTOR'S REPORT

- 21. Director's Announcements**
- 22. Review of Past Week's Events at the Board of Supervisors and Board of Appeals**

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very important document, as it contains the President's annual message to Congress, which is a key part of the executive branch's communication with the legislative branch.

2. The second part of the document is a report from the Secretary of the Interior, dated January 10, 1862. It contains information about the state of the Department of the Interior, including the status of the various bureaus and the progress of the work of the department.

3. The third part of the document is a report from the Secretary of the Treasury, dated January 15, 1862. It contains information about the state of the Department of the Treasury, including the status of the various bureaus and the progress of the work of the department.

4. The fourth part of the document is a report from the Secretary of the War, dated January 20, 1862. It contains information about the state of the Department of the War, including the status of the various bureaus and the progress of the work of the department.

5. The fifth part of the document is a report from the Secretary of the Navy, dated January 25, 1862. It contains information about the state of the Department of the Navy, including the status of the various bureaus and the progress of the work of the department.

6. The sixth part of the document is a report from the Secretary of the State, dated January 30, 1862. It contains information about the state of the Department of the State, including the status of the various bureaus and the progress of the work of the department.

7. The seventh part of the document is a report from the Secretary of the War, dated February 5, 1862. It contains information about the state of the Department of the War, including the status of the various bureaus and the progress of the work of the department.

8. The eighth part of the document is a report from the Secretary of the Navy, dated February 10, 1862. It contains information about the state of the Department of the Navy, including the status of the various bureaus and the progress of the work of the department.

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12. The twelfth part of the document is a report from the Secretary of the State, dated March 1, 1862. It contains information about the state of the Department of the State, including the status of the various bureaus and the progress of the work of the department.

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 408
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 9, 2006
11:30 PM

DOCUMENTS DEPT.

NOV - 3 2006

SAN FRANCISCO
PUBLIC LIBRARY

11-03-06P03:05 RCVD

President: Dwight Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya
Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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COMMUNICATIONS

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11:30 AM _____

ROLL CALL: Commission President: Dwight Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

A. **EXECUTIVE SESSION**

PLANNING DIRECTOR SEARCH - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes of candidates for the position of Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.10(b) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

CORRECTED

**SAN FRANCISCO
PLANNING COMMISSION**

Notice of Special Meeting

&

Commission Chambers - Room 408

**City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 9, 2006**

11:30 AM

DOCUMENTS DEPT.

NOV - 6 2006

SAN FRANCISCO
PUBLIC LIBRARY

11-06-06P02:00 RCVD

President: Dwight Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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- a) Disclose no information, or
- b) Disclose information that a majority deems to be in the public interest.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 9, 2006

2:00 PM

Regular Meeting

DOCUMENTS DEF

NOV - 3 2006

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PUBLIC LIBRARY

11-03-06P03:04 RCVD

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

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View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

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2:00 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. (J. LAU: (415) 558-6383)

PRESENTATION ON PROPOSED PLANNING CODE AMENDMENTS TO INDUSTRIAL DISTRICTS IN BAYVIEW HUNTERS POINT - Informational Item. The Department is preparing a set of zoning modifications for certain M-1 and M-2 designated areas in the Bayview Hunters Point district. The Department is proposing this zoning update to implement various objectives from the Bayview Hunters Point Area Plan, which seeks to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry in the Bayview. In general, the Code amendments would continue to permit a wide range of light and contemporary industrial activities, while restricting the size of retail and office development in the area. The zoning revisions will also standardize and codify existing land use policies and controls that currently discourage or prohibit residential development in these industrial zones.
Preliminary Recommendation: Hold hearing on informational item. No action is proposed at this time.

(Continued from Regular Meeting of November 2, 2006)

(Proposed for Continuance to December 7, 2006)

2. 2005.0486D (G. CABREROS: (415) 558-6169)
2564 SUTTER STREET - north side between Broderick and Baker Streets; Lot 012 in Assessor's Block 1053 - **Request for Discretionary Review** of Building Permit Application No. 2005.01.11.2946 proposing a 35-foot rear horizontal addition and a two-story vertical addition to the existing two-story, single-family residence in an RH-3 (Residential, House, Three-Family District) and a 40-X Height and Bulk District. The existing building is proposed to be lifted approximately 20 inches to allow for a three-car garage to be inserted below the existing basement level. Two additional dwelling units are proposed for a total of three units on the subject lot.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of September 28, 2006)
(Proposed for Continuance to December 7, 2006)

PLEASE NOTE: The Planning Commission has temporarily altered the Order of Business for this hearing. COMMISSIONERS QUESTIONS AND MATTERS and DIRECTOR'S REPORT will follow item #11 - Market and Octavia Plan Amendments, Hearing #3.

B. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

C. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 3a. 2005.0913D (G. CABREROS: (415) 558-6169)
431 26TH AVENUE - west side between Clement Street and Geary Boulevard; Lot 005 in Assessor's Block 1458 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.09.26.5931, proposing to demolish an existing single-family dwelling in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
- 3b. 2005.0914D (G. CABREROS: (415) 558-6169)
431 26TH AVENUE - west side between Clement Street and Geary Boulevard; Lot 005 in Assessor's Block 1458 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.09.26.5941, proposing to construct a new four-story, three-family building in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project
4. 2006.1231D (K. DURANDET: (415) 575-6816)
216 TOWNSEND STREET - northeast corner of Ritch Street, Lot 008 in Assessor's Block 3788 - **Mandatory Discretionary Review** for a proposal to procure a new Type 41 Liquor License for a full-service restaurant and wine bar (DBA "N38": MB0600926 & MB0600925) to sell wine and beer for consumption on-site. No physical expansion, or increase in exterior dimensions of the existing building is proposed. Planning Commission Resolution Number 14844 requires a Discretionary Review hearing for all projects that involve a new or relocated liquor license or bar within the proposed Ballpark Vicinity Special Use District (BVSUD). The property is located in an SLI (Service / Light Industrial) District, the proposed BVSUD, and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and recommend approval of the referral applications

D. REGULAR CALENDAR

5. (L BADINER/S. WEIRTHEIM: (415) 558-6350/558-6612)
Zoning Administrator announcement of the receipt of the New College of California Abbreviated Institutional Master Plan (IMP) pursuant to Planning Code Section 304.5. The Planning Commission has the discretion under Planning Code Section 304.5(d), to hold or not hold a public hearing on an Abbreviated IMP. If the Commission requests a hearing, it would be scheduled for a later date.
(Continued from Regular Meeting of October 26, 2006)

6. 2006.0882A (T. SULLIVAN-LENANE: (415) 558-6257)
1306-1310 MCALLISTER STREET - north side between Steiner and Pierce Streets; Assessor's Block 775, Lot 004A - **Request for Certificate of Appropriateness** to remove a portion of the ground floor bay and construct a new garage opening. The building is a contributory-altered building to the Alamo Square Historic District under Article 10. It is located within an RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. The Landmarks Preservation Advisory Board heard this case at the September 6, 2006, public hearing and recommended disapproval. Preliminary Recommendation: Disapproval.
(Continued from Regular Meeting of October 26, 2006)
7. 2006.0822D (M. SMITH: (415) 558-6322)
70-74 HARTFORD STREET - west side between 17th and 18th Streets, Lot 050 in Assessor's Block 3582 - **Request for Discretionary Review** of Building Permit Application No. 2006.02.24.5386, the proposal is to construct a garage at the basement level, infill the light wells along the north side, and construct stairs at the rear of the three-unit residential building, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
- 8a. 2005.0817CD (S. YOUNG: (415) 558-6346)
473 HAIGHT STREET - south side between Webster and Fillmore Streets; Lot 038 in Assessor's Block 0859 - **Request for Conditional Use Authorization** under Sections 711.26 and 303 of the Planning Code to legalize an existing automatic teller machine (ATM) walk-up facility, installed without providing a 3-foot setback from the front property line. The ATM, which was installed without permit, is an accessory use to the existing tobacco shop (d.b.a. Good Fellows Smoke Shop) which houses the medical cannabis dispensary described in part (b) below. The property is located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
- 8b. 2005.0817CD (S. YOUNG: (415) 558-6346)
473 HAIGHT STREET - south side between Webster and Fillmore Streets; Lot 038 in Assessor's Block 0859 - **Mandatory Discretionary Review**, under Planning Code Sections 711.84 and 790.141(h) requiring review of Medical Cannabis Dispensaries (MCDs), of Building Permit Application No. 2005.07.22.8399, to maintain the operation of an existing medical cannabis dispensary within an existing retail space occupied by a tobacco shop (d.b.a. Good Fellows Smoke Shop). The property is located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 8c. 2006.0831C (S. YOUNG: (415) 558-6346)
473A HAIGHT STREET - south side between Webster and Fillmore Streets; Lot 038 in Assessor's Block 0859 - **Request for Conditional Use Authorization** under Sections 711.26 and 303 of the Planning Code to legalize an existing automatic teller machine (ATM) walk-up facility, installed without providing a 3-foot setback from the front property line. The ATM, which was installed without permit, is an accessory use to an existing retail store (d.b.a. Designer Brands #4). The property is located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval.

- 9a. 2006.0390DV (M. SNYDER: (415) 575-6891)
152 ELSIE STREET - west side between Esmeralda Avenue and Virginia Avenue, Lot 5618 in Assessor's Block 020 - **Request for Discretionary Review** of Building Permit Application No. 2003.10.06.6599 proposing to construct a single-family dwelling on a vacant lot. The property is within an RH-1 (House, Single-family District), The Bernal Heights Special Use District, and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do Not Take Discretionary Review and approve the project as proposed.
- 9b. 2006.0390DV (M. SNYDER: (415) 575-6891)
152 ELSIE STREET - west side between Esmeralda Avenue and Virginia Avenue, Lot 5618 in Assessor's Block 020 - **Request for a parking variance**. The proposal is to construct a house on a vacant lot that would be approximately 2,195 usable square feet, which would require two enclosed parking spaces per Planning Code Section 242(e)(4). One of the required parking spaces is proposed to be unenclosed. The property is within an RH-1 (House, Single-family District), The Bernal Heights Special Use District, and a 40-X Height and Bulk District.
10. 2006.1308U (K. RICH: (415) 558-6345)
VISITACION VALLEY REDEVELOPMENT AREA PRELIMINARY PLAN - In 2005 the Board of Supervisors adopted a Visitacion Valley Redevelopment Survey Area and asked the Planning Department and Redevelopment Agency to initiate the process for adopting a Redevelopment Project Area. According to state law, the Planning Commission must submit a Preliminary Plan, containing proposed boundaries, goals, and general land uses, to the Redevelopment Agency. Blocks and lots proposed for inclusion in the redevelopment area include Blocks 5066B, 5087, 5099 (lot 014), 5100, 5101, 5102, 5107, 6237 (lots 048, 055), 6247, (lots 002-019, 042), 6248 (lots 002, 008-022, 045), 6249 (lots 001, 002, 002A, 003, 012-023), 6250, (lots 001, 017-024, 028-031, 034-037), 6251 (lots 001-016-020, 023), 6252 (lot 036), 6308 (lots 001, 001A, 001D, 002, 002B, 003), 6309B (lots 001, 002, 018) Staff will present additional background information and ask for approval of the Preliminary Plan.
 Preliminary recommendation: Approve Preliminary Plan.
 (Continued from Regular Meeting of November 2, 2006)

6:30

11. 2003.0347EMTZ (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006, to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. A series of public hearings are scheduled for October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, and Nov. 16, 2006. The Commission will consider and receive public comment on specific aspects of the Plan and proposed amendments at each hearing. The series of hearings will culminate in a hearing to consider adoption actions on or after Dec. 7, 2006.

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the

area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Specifically, the Commission will consider the following actions:

- **Case 2003.0347E – Certification of the Final Environmental Impact Report and adoption of CEQA Findings** on the Market and Octavia Plan.
- **Case 2003.0347M** - a proposed **General Plan amendment** that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;
- **Case 2003.0347T** - a proposed **Planning Code text amendment** that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and new fees;
- **Case 2003.0347Z** - a proposed **Zoning Map amendment** that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan.

Together, these four Commission actions are intended to implement the Market and Octavia Plan. Generally, these changes are described on page 3 of this document.

In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after November 2, 2006. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing #3 – November 9, 2006

Staff will provide the presentation to the Planning Commission and members of the public on the following aspects of the Market & Octavia Plan: Transportation, Streets and Open Space; Community Improvements / Public Benefits, including a description of the proposed fee and revenue strategies, and establishment of an Implementation Advisory Committee to oversee Plan implementation. At this hearing, Planning Department staff will present information on the Plan and the Planning Commission will hear public comment on the subjects discussed at the hearing.

Preliminary Recommendation: Informational Presentation and Public Comment; No Commission Action requested.

E. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

12. Commission Comments/Questions

- **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

F. DIRECTOR'S REPORT

13. Director's Announcements

14. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

- 15. 2003.1210C (M. SNYDER: (415) 575-6891)**
5600 THIRD STREET - the block bounded by Third Street on its east, Bancroft Avenue on its south, Mendell Street on its west, and Armstrong Avenue on its north, Lots 003, 005, 006, 007, 008, 009, and 011 of Assessor's Block 5421 - **Informational Presentation** on the design refinements for the proposed project approved under Planned Unit Development / Conditional Use Case No. 2003.1210C. The subject property is within an M-1 (Light Industrial) District and a 65-J Height and Bulk District.

- 16. 2002.0628ECKVX (J. MILLER: (415) 558-6344)**
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - **Informational Presentation** - Art program, as required by Planning Code Section 149, in

conjunction with the construction of a 23-story residential building containing 246 condominium units.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



**SAN FRANCISCO
PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION**

NOTICE OF SPECIAL JOINT HEARING

**Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 16, 2006
12:00 PM**

DOCUMENTS DEPT.

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President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning

Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

12:00 PM _____

ROLL CALL:

PLANNING COMMISSION:

Commission President:
Commission Vice-President:
Commissioners:

Dwight S. Alexander
Christina Olague
Michael J. Antonini;
Katherine Moore
William L. Lee;
Hisahi Sugaya

**RECREATION & PARK
COMMISSION:**

President:
Vice President:
Commissioners:

Gloria Bonilla
Lawrence Martin
Tom Harrison; Jim Lazarus;
David Lee; Meagan Levitan;
John Murray

A. SPECIAL CALENDAR

1. 2006.1250U (J. SWITZKY: (415) 575-6815)
4-8 GUY PLACE - Motion to Authorize Allocation of up to \$1,811,500 from Rincon Hill Community Improvements Fund for Acquisition of 4-8 Guy Place (Block/Lot 3749/005) for Public Open Space and up to \$60,000 for the Recreation and Parks Department to Create a Conceptual Design Plan for this Site per Section 318.6. As of November 2, a total of \$3,137,439 is available in the fund all in the form of Mello-Roos bond proceeds and held in trust by ABAG. The Guy Place parcel lies in the Rincon Hill Downtown Residential (RH DTR) district, within the boundaries of the Rincon Hill Plan. This vacant site, approximately 4,000 square feet, is identified in Policy 4.1 and in Map 8 ("Rincon Hill Public Open Space System") of the Rincon Hill Plan as a potential acquisition site for a "pocket park." The City appraised the site at \$1.8 million and the property owner has signed a Purchase Agreement. Required acquisition costs and fees will total up to \$11,500. The Recreation and Parks Department requests \$60,000 for design and engineering services to develop a Conceptual Plan for the improvement of the parcel as open space.
Preliminary Recommendation: Approval
This item is open for public comment.

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

& Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 16, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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President: Dwight S. Alexander
Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

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Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at solf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0803E (S. MICKELSEN: (415) 558-4481)
41 TEHAMA STREET - Appeal of Preliminary Negative Declaration. The project site (Assessor's Block 3736, Lots 74,75,76, 77 and 78A) is located in the Financial District on the south side of Tehama Street between First and Second Streets, adjacent to elevated freeway ramps to the south and west. The proposed project would involve the demolition of a 95-space surface parking lot and one-story storage shed and the construction of an approximately 302,200-gross-square-foot (gsf), 23-story, approximately 220-foot-tall, 198-unit residential building. The proposed development would include three subsurface parking levels with approximately 76 independently accessible parking spaces and 36 bicycle parking stalls, with primary pedestrian, bicycle and vehicle access from Tehama Street. The approximately 22,009 square-foot project site is within the C-3-O (SD) (Downtown Office Special Development) zoning district and a 200-S height and bulk district. The proposed project would require certification by the Zoning Administrator for transfer of development rights (TDRs); a Conditional Use authorization (CU) to increase dwelling unit density; and a variance from dwelling unit exposure requirements. The proposed project would also require exceptions to height limits for upper-tower extensions, separation-of-tower and rear yard requirements.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Proposed for Continuance to January 18, 2007)
2. 2006.0084D (M. SMITH: (415) 558-5322)
980 CORBETT AVENUE - west side between Portola Drive and Hopkins Avenue, Lot 011 in Assessor's Block 2826 - **Request for Discretionary Review** of Building Permit Application No. 2005.08.11.0076, proposing to construct a one-story vertical addition, a three-story rear horizontal addition, and alter the front façade of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed
NOTE: This item was continued at the request of the sponsor from 8/10 to 9/14 then from 9/14 to 11/16.
(Proposed for Indefinite Continuance)
3. 2006.0806C (J. MILLER: (415) 558-6344)
2139 POLK STREET - west side between Broadway and Vallejo Street, Lot 3 in Assessor's Block 571- **Request for a Conditional Use Authorization** for a massage establishment (two foot massage "reflexology" chairs to be added to an existing nail salon)(Planning Code Section 723.54), in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
APPLICATION WITHDRAWN

PLEASE NOTE:

The Planning Commission has temporarily altered the Order of Business for this hearing. COMMISSIONERS QUESTIONS AND MATTERS and DIRECTOR'S REPORT will follow item #17 - Market and Octavia Plan Amendments, Hearing #4.

B. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

C. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

D. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

4. 2006.0798C (A. STARR: (415) 558-6362)
1723 UNION STREET - south side between Octavia and Gough Streets; Lot 001B, in Assessor's Block 0544 - **Request for Conditional Use authorization** under Planning Code Sections 121.1, 303, 725.21 and 725.27 to allow a personal service use with a use size greater than 2,499 sq. ft., and to allow the proposed use to operate before 6:00 a.m. in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The project consists of establishing an approximately 11,300 sq. ft. gym (d.b.a. Crunch) in a space that was previously occupied by a retail-clothing store (d.b.a. Georgiou). No expansion in the building envelope is proposed, although the proposal will increase the existing floor area from 10,157 sq. ft. to approximately 11,300 sq. ft. through interior alterations. No onsite parking is proposed or required. The proposed business hours are Monday thru Thursday, 5:30 a.m. to 10:00 p.m.; Friday, 5:30 a.m. to 8:00 p.m.; Saturday and Sunday, 8:00 a.m. to 8:00 p.m.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of October 5, 2006)
NOTE: On October 5, 2006, following public testimony the Commission closed public hearing and entertained a motion to approve. The motion failed by a vote of +3 -2. Commissioners Moore and Sugaya voted no and Commissioner Alexander was absent. The item was continued to November 16, 2006 by a vote +4 -1. Commissioner Sugaya voted no. Commissioner Alexander was absent.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

5. 2006.1000D (C. JAROSLAWSKY (415) 558-6348)
10 & 12 ABBEY STREET - between 16th and 17th Streets; Lot 022 in Assessor's Block 3566 - **Staff Initiated Discretionary Review** under the Planning Commission's policy requiring review of dwelling unit mergers, Permit Application No. 2006.06.30.5555, to add

on to an existing two-family, two-story over garage structure and reduce the size of one residential unit from approximately 1,000 square feet to approximately 500 square feet, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the project.

- 6a. 2006.0388D (S. MIDDLEBROOK; (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets. Block 2699, Lot 31 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of residential demolitions, under Demolition Permit Application number 2006.02.03.3728. The proposal is to demolish the existing one-story single-family dwelling. The subject property is located in a RH-2 (Residential, Two Units) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 6b. 2006.0389D (S. MIDDLEBROOK; (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets, Block 2599, Lot 031 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction, under Building Permit Application number 2006.02.033732, in conjunction with the demolition of a single family dwelling under case 2006.0388D with Demolition Permit Application number 2006.02.03.3728. The proposal is to construct a new, three-story single-family dwelling. The subject property is located in a RH-2 (Residential, Two Units) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the new construction.
- 7a. 2006.0073CD (E. JACKSON; (415) 558-6363)
1042 JAMESTOWN AVENUE - south side, between Ingalls and Jennings, Lot 015 in Assessor's Block 4969 - **Request for Conditional Use Authorization** under Planning Code Sections 209.3(f) and 303 to allow the operation of a child-care facility for 13 or more children within a RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk designation. The project also includes a Mandatory Discretionary Review for the removal of two dwelling units. Preliminary Recommendation: Approval with conditions.
- 7b. 2006.0073CD (E. JACKSON; (415) 558-6363)
1042 JAMESTOWN AVENUE - south side, between Ingalls and Jennings, Lot 015 in Assessor's Block 4969 - **Mandatory Discretionary Review** under Planning Commission Resolution No. 17264, requiring review of the removal of two dwelling units. The proposed project is the operation of a child-care facility for 13 or more children within a RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk designation. Preliminary Recommendation: Do Not Take Discretionary Review and approve the project.

F. REGULAR CALENDAR

8. 2006.0668C (A. HESIK; (415) 558-6602)
222 COLUMBUS AVENUE - northeast side between Pacific Avenue and Broadway, Lots 26-31 in Assessor's Block 0162 - **Request for Conditional Use authorization** to establish a financial service (d.b.a. "First Republic Bank") of approximately 118 square feet. The financial service would consist of two automated teller machines located in the interior of the building within vacant existing ground-floor commercial space. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. There would be

no physical expansion of the existing building. The site is within the Broadway Neighborhood Commercial District, Washington-Broadway Special Use District No. 1, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of September 28, 2006)

9. 2006.0676C (R. CRAWFORD: (415) 558-6358)
2198 MARKET STREET - at north side at Sanchez Street, Assessor's Block 3542 Lot 039 - **Request for Conditional Use Authorization** under, Planning Code Section 228.5(b) for demolition of a gasoline service station and removal of underground storage tanks in the Upper Market Neighborhood Commercial District and a 50-X Height and Bulk District. Plans for the future use of the land are not known at this time.
Preliminary Recommendation: Approval with Conditions
10. 2005.0156C (M. WOODS: (415) 558-6315)
2130 GOLDEN GATE AVENUE (AKA 350 MASONIC AVENUE) - northeast corner of Masonic and Golden Gate Avenues; Lots 11 and 29 in Assessor's Block 1149 - **Request for Conditional Use** authorization under Sections 178 209.3(g), 303 and 304 of the Planning Code to modify a previously approved Planned Unit Development (Motion No. 11162 for Case No. 1987.519C) for a private elementary and middle school (Kindergarten through Grade 8), The San Francisco Day School, to allow the demolition of an existing single-family house (on Lot 11); renovation of the existing school facilities including the removal of an 8-car surface parking lot (on Lot 29), and the construction of a new three-story over garage/basement science building addition, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
11. 2005.1078C (M. GLUECKERT: (415) 558-6543)
2471 MISSION STREET - east side between 20th and 21st Streets, Lot 022 in Assessor's Block 3610 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 781.5 and 790.91 for a small self-service restaurant (taqueria, d.b.a. "Mi Hacienda") in an NC-3 Zoning District within the Mission Street Fast Food Sub-District and a 50-X Height and Bulk District. The restaurant will be approximately 880 square feet and contain less than 50 seats. A retail grocery use is also proposed in conjunction with the restaurant. The retail use will occupy approximately 600 square feet and will be located at the rear of the ground floor.
Preliminary Recommendation: Approval with conditions
12. 2006.0734C (M. GLUECKERT: (415) 558-6543)
3192 16TH STREET - north side between Guerrero and Valencia - **Request for Conditional Use Authorization** under Planning Code Sections 726.48 and 790.38 for Other Entertainment in the Valencia NCD (Neighborhood Commercial) District and within a 40-X Height and Bulk District. The existing bar use, d.b.a. "Double Dutch", formerly known as "Cama," will not change. The bar will be changing ownership and the new owner is seeking authorization for non-live music entertainment, specifically a deejay. Hours of operation will remain 5pm to 2am. No physical expansion or increase in exterior dimensions of the existing building is proposed.
Preliminary Recommendation: Disapproval
(Continued from the Regular Meeting of October 12, 2006)
13. 2006.1282T (T. TAM: (415) 558-6326)
CONSIDERATION OF AMENDMENTS TO THE PLANNING CODE (SECTIONS 316.2, 316.3, 316.4, 316.5, 316.7, AND 316.8) - to change procedures for Planning Commission

consent calendar items in the Neighborhood Commercial and South of Market districts and for live-work units in RH and RM districts.

Preliminary Recommendation: Adopt Resolution of Intention to Initiate Amendments to the Planning Code.

14. 2006.0823D (S. VELLVE: (415) 558-6263)
555 HAIGHT STREET - south side between Fillmore and Steiner Streets, Lot 062 in Assessor's Block 0860 - **Request for Discretionary Review** of Building Permit Application No. 2006.03.03.5979 proposing to change the permitted use of the second and third floors of a three-story building, which has been operating without authorization as a tourist hotel, from four dwelling units to group housing with 12 bedrooms, located in an NC-2 (Small-Scale Neighborhood Commercial) District, and 40-X Height/Bulk District. Preliminary Recommendation: Take Discretionary Review and deny the project.
15. 2006.1085D (I. WILSON: (415) 558-6163)
244 32ND AVENUE - east Side between California and El Camino del Mar; Lot 015 in Assessor's Block 1391 - **Request for Discretionary Review** of Building Permit Application No. 2006.06.23.4870, proposing to alter the existing second floor roofline; add a penthouse with roof deck towards the rear of the building. The property is located within an RH-1(D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project. (Continued from Regular Meeting of October 19, 2006)
NOTE: On October 19, 2006, following public testimony, the Commission continued the matter to November 16, 2006 by a vote +6 -0. Public hearing remains open.
- 16a. 2005.0307D (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2005.01.06.2659 to demolish an existing single-family dwelling in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation. The project also includes the new construction of a three-unit building.
Preliminary Recommendation: Do not take Discretionary Review and approve project as revised.
(Continued from Regular Meeting of October 26, 2006)
- 16b. 2005.0329DD (B. FU: (415) 558-6613)
368 CAPP STREET - west side between 18th and 19th Streets; Lot 047 in Assessor's Block 3590 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, and a request of Discretionary Review, for Building Permit Application No. 2005.01.06.2663 for the new construction of a three-unit building in an RH-3 (Residential, House, Three-Family) District with a 50-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve project as revised.
(Continued from Regular Meeting of October 26, 2006)
17. 2006.1059D (T. SULLIVAN-LENANE: (415) 558-6257)
528-530 STANYAN STREET - east side between Fell and Hayes Streets; Lot 005 in Assessor's Block 1213 - **Request for Discretionary Review** of Building Permit Application No. 2006.0530.2734, proposing to construct a two-level deck at the rear of

the two-unit building located within an RH-3 (Residential, House, Three-Family) District and 65-A Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

6:00 P.M.

18. 2003.0347EMTZ (J. BILLOVITS (415) 558-6390/A. RODGERS: (415) 558-6395) **MARKET AND OCTAVIA PLAN AMENDMENTS** - The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006, to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. A series of public hearings are scheduled for October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, and Nov. 16, 2006. The Commission will consider and receive public comment on specific aspects of the Plan and proposed amendments at each hearing. The series of hearings will culminate in a hearing to consider adoption actions on or after Dec. 7, 2006.

Draft Schedule for Planning Commission Hearing

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after November 16, 2006. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing #4 – November 16, 2006

Staff will provide a presentation to the Planning Commission and members of the public on the following aspects of the Market & Octavia Plan:

- “Pipeline projects” – proposed development projects that are currently under review by the Planning Department and consideration of their relationship with the proposed Plan, Planning Code and Zoning controls adoption;
- Historic Preservation and Parking (continuing if required from the Nov. 2, 2006 public hearing); and
- Finalizing the Plan for Commission Adoption - Follow-Up on Questions and Matters Raised at Prior Hearings.

At this hearing, Planning Department staff will present information on the Plan and the Planning Commission will hear public comment on the subjects discussed at the hearing.

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson,

Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Specifically, the Commission will consider the following actions:

- **Case 2003.0347E - Certification of the Final Environmental Impact Report and adoption of CEQA Findings** on the Market and Octavia Plan.
- **Case 2003.0347M** - a proposed **General Plan amendment** that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;
- **Case 2003.0347T** - a proposed **Planning Code text amendment** that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and new fees;
- **Case 2003.0347Z** - a proposed **Zoning Map amendment** that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan.

Together, these four Commission actions are intended to implement the Market and Octavia Plan.

In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>. Preliminary Recommendation: Informational Presentation and Public Comment; No Commission Action requested.

G. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

19. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

H. DIRECTOR'S REPORT**20. Director's Announcements****21. Review of Past Week's Events at the Board of Supervisors and Board of Appeals****I. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 16, 2006

6:00 PM

Regular Meeting

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

H. DIRECTOR'S REPORT

22. 2003.1210C

(M. SNYDER: (415) 575-6891)

5600 THIRD STREET - the block bounded by Third Street on its east, Bancroft Avenue on its south, Mendell Street on its west, and Armstrong Avenue on its north, Lots 003, 005, 006, 007, 008, 009, and 011 of Assessor's Block 5421 - **Informational Presentation** on the design refinements for the proposed project approved under Planned Unit Development / Conditional Use Case No. 2003.1210C. The subject property is within an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Continued from Regular Meeting of November 9, 2006)

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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting

Thursday, November 23, 2006

5
4
12/23/06
cancelled

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for ***Thursday, November 23, 2006*** has been cancelled. The next Regular Meeting of the Planning Commission will be held on **Thursday, November 30, 2006**.

Linda D. Avery
Commission Secretary

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PLANNING COMMISSION ROSTER

PRESIDENT	DWIGHT ALEXANDER
VICE-PRESIDENT	CHRISTINA OLAGUE
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	WILLIAM L. LEE
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING
COMMISSION SECRETARY

DEAN MACRIS
LINDA D. AVERY

11-16-06A10:11 PCVD

**SAN FRANCISCO
PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION
NOTICE OF SPECIAL JOINT HEARING**

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Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 30, 2006

1:00 PM

11-22-06P01:48 RCVD

President: Dwight S. Alexander
Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board

of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

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Accessible Meeting Policy

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at solf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note. Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

12:00 PM _____

ROLL CALL:

PLANNING COMMISSION

Commission President:

Dwight S. Alexander

Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini;
Katherine Moore
William L. Lee;
Hisahi Sugaya

**RECREATION & PARK
COMMISSION:**

President: Gloria Bonilla
Vice President: Lawrence Martin
Commissioners: Tom Harrison; Jim Lazarus;
David Lee; Meagan Levitan;
John Murray

A. SPECIAL CALENDAR

1. 2006.1250U (J. SWITZKY: (415) 575-6815)
4-8 GUY PLACE - Motion to Authorize Allocation of up to \$1,811,500 from Rincon Hill Community Improvements Fund for Acquisition of 4-8 Guy Place (Block/Lot 3749/005) for Public Open Space and up to \$60,000 for the Recreation and Parks Department to Create a Conceptual Design Plan for this Site per Section 318.6. As of November 2, a total of \$3,137,439 is available in the fund all in the form of Mello-Roos bond proceeds and held in trust by ABAG. The Guy Place parcel lies in the Rincon Hill Downtown Residential (RH DTR) district, within the boundaries of the Rincon Hill Plan. This vacant site, approximately 4,000 square feet, is identified in Policy 4.1 and in Map 8 ("Rincon Hill Public Open Space System") of the Rincon Hill Plan as a potential acquisition site for a "pocket park." The City appraised the site at \$1.8 million and the property owner has signed a Purchase Agreement. Required acquisition costs and fees will total up to \$11,500. The Recreation and Parks Department requests \$60,000 for design and engineering services to develop a Conceptual Plan for the improvement of the parcel as open space.
Preliminary Recommendation: Approval
This item is open for public comment.
(Continued from November 16, 2006)
(THIS ITEM WILL BE RENOTICE FOR A FUTURE HEARING)

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 30, 2006

2:00 PM

Special Meeting

DOCUMENTS DEPT.

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11-22-06P01:47 RCVD

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore; Hisashi Sugaya;

Commission Secretary: Linda D. Avery

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; William L. Lee; Kathrin Moore;
Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Commission Comments/Questions
2. PLANNING DIRECTOR SEARCH - The Planning Commission will discuss and take possible action on the search for a new Director of Planning, including setting criteria and salary for the Director of Planning, and establishing procedural guidelines for the search and selection of a new Director of Planning. The Commission may take action to: adopt or endorse the criteria for the Director of Planning, establish the salary range for the Director of Planning, outline the process for selection of a new Director of Planning, and/or authorize the President of the Commission to execute a contract or contract modification with a consultant to conduct and assist in the search for candidates for the position of Director of Planning.

D. DIRECTOR'S REPORT

3. Director's Announcements
4. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

5. 2006.0798C (A. STARR: (415) 558-6362)
1723 UNION STREET - south side between Octavia and Gough Streets; Lot 001B, in Assessor's Block 0544 - **Request for Conditional Use authorization** under Planning Code Sections 121.1, 303, 725.21 and 725.27 to allow a personal service use with a use size greater than 2,499 sq. ft., and to allow the proposed use to operate before 6:00 a.m.

in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The project consists of establishing an approximately 11,300 sq. ft. gym (d.b.a. Crunch) in a space that was previously occupied by a retail-clothing store (d.b.a. Georgiou). No expansion in the building envelope is proposed, although the proposal will increase the existing floor area from 10,157 sq. ft. to approximately 11,300 sq. ft. through interior alterations. No onsite parking is proposed or required. The proposed business hours are Monday thru Thursday, 5:30 a.m. to 10:00 p.m.; Friday, 5:30 a.m. to 8:00 p.m.; Saturday and Sunday, 8:00 a.m. to 8:00 p.m.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of October 5, 2006)

NOTE: On October 5, 2006, following public testimony the Commission closed public hearing and entertained a motion to approve. The motion failed by a vote of +3 -2. Commissioners Moore and Sugaya voted no and Commissioner Alexander was absent. The item was continued to November 16, 2006 by a vote +4 -1. Commissioner Sugaya voted no. Commissioner Alexander was absent.

(Continued from Regular Meeting of November 16, 2006)

G. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. 2006.1000D (C. JAROSLAWSKY (415) 558-6348)
10 & 12 ABBEY STREET - between 16th and 17th Streets; Lot 022 in Assessor's Block 3566 - **Mandatory Discretionary Review** under the Planning Commission's policy requiring review of dwelling unit mergers, Permit Application No. 2006.06.30.5555, to add on to an existing two-family, two-story over garage structure and reduce the size of one residential unit from approximately 1,000 square feet to approximately 500 square feet, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do Not Take Discretionary Review and approve the project.
 (Continued from Regular Meeting of November 16, 2006)

- 7a. 2006.0388D (S. MIDDLEBROOK: (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets. Block 2699, Lot 31 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of residential demolitions, under Demolition Permit Application number 2006.02.03.3728. The proposal is to demolish the existing one-story single-family dwelling. The subject property is located in a RH-2 (Residential, Two Units) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
 (Continued from Regular Meeting of November 16, 2006)

- 7b. 2006.0389D (S. MIDDLEBROOK: (415) 558-6372)
365 DOUGLASS STREET - east side between 19th and 20th Streets, Block 2599, Lot 031 - **Mandatory Discretionary Review**, under the Planning Commission's policy requiring review of new construction, under Building Permit Application number 2006.02.033732, in conjunction with the demolition of a single family dwelling under case

2006.0388D with Demolition Permit Application number 2006.02.03.3728. The proposal is to construct a new, three-story single-family dwelling. The subject property is located in a RH-2 (Residential, Two Units) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the new construction.

(Continued from Regular Meeting of November 16, 2006)

- 8a. 2006.0073CD (E. JACKSON; (415) 558-6363)
1042 JAMESTOWN AVENUE - south side, between Ingalls and Jennings, Lot 015 in Assessor's Block 4969 - **Request for Conditional Use Authorization** under Planning Code Sections 209.3(f) and 303 to allow the operation of a child-care facility for 13 or more children within a RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk designation. The project also includes a Mandatory Discretionary Review for the removal of two dwelling units.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of November 16, 2006)

- 8b. 2006.0073CD (E. JACKSON; (415) 558-6363)
1042 JAMESTOWN AVENUE - south side, between Ingalls and Jennings, Lot 015 in Assessor's Block 4969 - **Mandatory Discretionary Review** under Planning Commission Resolution No. 17264, requiring review of the removal of two dwelling units. The proposed project is the operation of a child-care facility for 13 or more children within a RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk designation. Preliminary Recommendation: Do Not Take Discretionary Review and approve the project.
(Continued from Regular Meeting of November 16, 2006)

H. REGULAR CALENDAR

9. (A. JOHN-BAPTISTE; (415) 558-6547)
INFORMATIONAL HEARING FOR THE COMMISSION TO REVIEW AND COMMENT ON THE DEPARTMENT'S PROPOSED PERFORMANCE MEASURES
10. 2006.1282T (T. TAM; (415) 558-6325)
CONSIDERATION OF AMENDMENTS TO THE PLANNING CODE (SECTIONS 316.2, 316.3, 316.4, 316.5, 316.7, AND 316.8) - to change procedures for Planning Commission consent calendar items in the Neighborhood Commercial and South of Market districts and for live-work units in RH and RM districts.
Preliminary Recommendation: Adopt Resolution of Intention to Initiate Amendments to the Planning Code.
(Continued from Regular Meeting of November 16, 2006)
11. 2006.0668C (A. HESIK; (415) 558-6602)
222 COLUMBUS AVENUE - northeast side between Pacific Avenue and Broadway, Lots 26-31 in Assessor's Block 0162 - **Request for Conditional Use authorization** to establish a financial service (d.b.a. "First Republic Bank") of approximately 118 square feet. The financial service would consist of two automated teller machines located in the interior of the building within vacant existing ground-floor commercial space. The proposed use is not formula retail as defined in Section 703.3 of the Planning Code. There would be no physical expansion of the existing building. The site is within the Broadway Neighborhood Commercial District, Washington-Broadway Special Use District No. 1, and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Disapproval

(Continued from Regular Meeting of November 30, 2006)

12. 2005.1078C (M. GLUECKERT: (415) 558-6543)
2471 MISSION STREET - east side between 20th and 21st Streets, Lot 022 in Assessor's Block 3610 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 781.5 and 790.91 for a small self-service restaurant (taqueria, d.b.a. "Mi Hacienda") in an NC-3 Zoning District within the Mission Street Fast Food Sub-District and a 50-X Height and Bulk District. The restaurant will be approximately 880 square feet and contain less than 50 seats. A retail grocery use is also proposed in conjunction with the restaurant. The retail use will occupy approximately 600 square feet and will be located at the rear of the ground floor.
 Preliminary Recommendation: Approval with conditions
 (Continued from Regular Meeting of November 16, 2006)

13. (M. LI: (415) 558-6396)
1167 MARKET STREET (AKA TRINITY PLAZA) - southeast corner at Eighth Street; Lots 039 and 051 through 053 in Assessor's Block 3507, and a portion of the former Jessie Street between Seventh and Eighth Streets - **Initiation of a General Plan amendment** related to a proposed mixed-used project containing approximately but no more than 1,900 dwelling units, approximately 91,878 square feet of usable open space, approximately 60,000 square feet of commercial space, and a garage with up to 1,450 parking spaces. The proposed amendment consists of reclassifying the height and bulk districts for the project site as shown on "Map 5 - Proposed Height and Bulk Districts" and referred to in Policy 13.1 of the Downtown Area Plan of the General Plan, from 120-X, 150-S and 240-S to 160-X, 180-X and 240-S. An identical General Plan amendment, which was recommended by the Planning Commission on August 3, 2006, was disapproved by the Board of Supervisors on November 7, 2006 on the grounds that further discussion is needed on this project in order for the Board of Supervisors to approve the General Plan amendment and accompanying development agreement.
 Preliminary Recommendation: Initiate General Plan amendment

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, December 7, 2006

12:30 PM

Regular Meeting

DOCUMENTS DEPT.

DEC - 1 2006

SAN FRANCISCO
PUBLIC LIBRARY

12-01-06P01:24 RCVD

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Or

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and

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

12:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Certification of Final Environmental Impact Report. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). It would also increase height limits in certain areas and reduce height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area. Preliminary Recommendation: Certify the Final Environmental Impact Report.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Continued from Regular Meeting of October 26, 2006)
(Proposed for Continuance to December 14, 2006)
2. 2006.1203C (K. DURANDET: (415) 575-6816)
219 7TH STREET Northeast side between Howard and Folsom Streets; Lot 41 in Assessors Block 3731 - Request for Conditional Use Authorization under Planning Code Sections 816.18, and 890.50, to convert a Residential Hotel to Other Institution, Residential Care Facility, within the SLR (Service/ Light Industrial/ Residential Mixed Use District) and the 50-X Height and Bulk District.
(Proposed for Continuance to February 1, 2007)
3. 2005.0486D (G. CABREROS: (415) 558-6169)
2564 SUTTER STREET - north side between Broderick and Baker Streets; Lot 012 in Assessor's Block 1053 - Request for Discretionary Review of Building Permit Application No. 2005.01.11.2946 proposing a 35-foot rear horizontal addition and a two-story vertical addition to the existing two-story, single-family residence in an RH-3 (Residential, House, Three-Family District) and a 40-X Height and Bulk District. The existing building is proposed to be lifted approximately 20 inches to allow for a three-car garage to be inserted below the existing basement level. Two additional dwelling units are proposed for a total of three units on the subject lot.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of November 9, 2006)
(Proposed for Indefinite Continuance)

PLEASE NOTE: The Planning Commission has temporarily altered the Order of Business for this hearing. COMMISSIONERS QUESTIONS AND MATTERS and DIRECTOR'S REPORT will follow item #7 - Market and Octavia Plan Amendments, Hearing #4.

B. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

C. REGULAR CALENDAR

4. 2005.0634E (M. JACINTO: (415) 558-5988)
275 10TH STREET - **Certification of a Final Environmental Impact Report:** The proposed project would involve demolition of three existing light industrial buildings and construction of a 5-story, 50 foot-tall building containing 134 single-room occupancy-type very low-income dwelling units for homeless adults with onsite access to supportive services, and one unit for an onsite resident property manager. The project would contain residential support services on the ground floor as well as a leasable commercial space with its frontage on Folsom Street. The project would provide 11 off-street staff parking spaces in an at-grade garage accessible from Dore Street. The three buildings on the project site: 275 10th Street, 1350 Folsom Street and 64-72 Dore Street, constructed in 1931 and 1922 respectively, are considered historical resources under CEQA for their contextual importance to a potential historic district in the South of Market Area. Accordingly, the DEIR identified significant unavoidable impacts associated with the demolition of these buildings. The DEIR also identified significant unavoidable impacts associated with the cumulative loss of PDR land, building space, and jobs in the greater Western Soma planning area. The project site is within an SLR (Service/Light Industrial/Residential) Zoning District and 50-X Height and Bulk District. **Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**
 Preliminary Recommendation: Certify the Final Environmental Impact Report.

5. 2005.1014D (T. WANG: (415) 558-6335)
3811 18TH STREET - south side between Church and Sanchez Streets; Lot 085 in Assessor's Block 3585 - **Request of Discretionary Review** of Building Permit Application No. 2005.08.22.0779, proposing to alter and add to the existing two-story, two-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

- 6a. 2004.0053D (J. PURVIS: (415) 558-6354)
3930 SAN BRUNO AVENUE - north side through to Campbell Avenue, Lot 007 in Assessor's Block 6205 - **Mandatory Discretionary Review**, under Planning Commission Resolution No. 16700, requiring review of all residential demolition and replacement projects, of Demolition Permit Application No. 2005.12.05.9454, to demolish a two-story single-family dwelling. The site is within an RH-1 (Residential, House, One-Family) Use District and a 40-X Height and Bulk District.

- 6b. 2006.0375D (J. PURVIS; (415) 558-6354)
3918 SAN BRUNO AVENUE - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all residential demolition and replacement projects, of Building Permit Application No. 2005.12.05.9465, to construct a three-story single-family dwelling following the subdivision of one lot into two lots, subject the granting of a lot area variance by the Zoning Administrator.
- 6c. 2006.0376D (J. PURVIS; (415) 558-6354)
3920 SAN BRUNO AVENUE - **Mandatory Discretionary Review**, under Planning Commission policy requiring review of all residential demolition and replacement, of Building Permit Application No. 2005.12.05.9463, to construct a three-story single-family dwelling following the subdivision of one lot into two lots, subject the granting of a lot area variance by the Zoning Administrator.
- 6d. 2004.0053V (J. PURVIS; (415) 558-6354)
3930 SAN BRUNO AVENUE - **Request for Lot Area Variance** under Planning Code Sections 121(e) and 305 to allow subdivision of an existing 3,306 square-foot lot into two lots of less than 1,750 square feet followed by construction of a single-family dwelling on each lot.

4:00 P.M.

7. 2003.0347EMTZ (J. BILLOVITS (415) 558-6390, A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006, to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider Resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. A series of public hearings are scheduled for October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, Nov. 16, 2006, and Dec. 7, 2006. The Commission will consider and receive public comment on specific aspects of the Plan and proposed amendments at each hearing.

The series of hearings was originally scheduled to culminate in a hearing to consider adoption actions on or after Dec. 7, 2006. As the Nov. 16th hearing was cancelled, the Commission will hold hearing number four on Dec. 7, 2006 and hearing number five on December 14, 2006. The Commission will consider adoption actions on or after Dec. 14, 2006.

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Draft Schedule for Planning Commission Hearing

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after December 7, 2006. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit:

http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing # 4 – December 7, 2006

Staff will provide a presentation to the Planning Commission and members of the public on the following aspects of the Market & Octavia Plan:

- "Pipeline projects" – proposed development projects that are currently under review by the Planning Department and consideration of their relationship with the proposed Plan, Planning Code and Zoning controls adoption;
- Historic Preservation and Parking (continuing of required from the Nov. 2, 2006 public hearing); and
- Finalizing the Plan for Commission Adoption – Follow-Up on Questions and Matters Raised at Prior Hearings.

At this hearing, Planning Department staff will present information on the Plan and the Planning Commission will hear public comment on the subjects listed above. The Planning Commission will also consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Plan Area

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot 40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

Specifically, the Commission will consider the following items and may take action on or after December 14, 2006:

Case 2003.0347E – Certification of the Final Environmental Impact Report and adoption of CEQA Findings on the Market and Octavia Plan.

Case 2003.0347M - a proposed **General Plan amendment** that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;

Case 2003.0347T - a proposed **Planning Code text amendment** that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees;

Case 2003.0347Z - a proposed **Zoning Map amendment** that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan. The proposed changes are described in greater detail in Case 2003.0347T (above).

Together, these four Commission actions are intended to implement the Market and Octavia Plan.

In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.

As part of **Case No. 2003.0347T**, the proposed Planning Code text amendment would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees. The proposed amendments are described more fully below:

Establishment of Three Zoning Districts in the Plan Area

The Transit-Oriented Residential Use District (RTO) will replace most of the RH and RM districts zoning north and south of the Market Street corridor, extending north to Turk Street, west to Noe and Scott Streets, and South to Sixteenth Street. The proposed RTO district will encourage moderate-density, multi-family, and residential infill. Because of the availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking the RTO permits the construction of some housing without accessory parking. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing within buildings in keeping with neighborhood scale. Proposed heights in *Residential Transit Oriented (RTO)* Districts and RH districts primarily remain 40 and 50 feet as currently classified; in some *RTO* areas, permitted heights will change from 50, 80 and 105 feet to 40 and 50 feet.

A **Neighborhood Commercial Transit District (NCT)** will overlay the Hayes-Gough Neighborhood Commercial District and portions of the Upper Market and Valencia Neighborhood Commercial Districts within the Market and Octavia neighborhood. In *named NCT and NC-1 (T) districts*, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building

envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls. They include current Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels currently zoned NC-1.

The **Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD)** will permit the development of a transit-oriented, high-density, mixed-use neighborhood around the intersections of Van Ness Avenue and Market Street and South Van Ness Avenue and Mission Street. This SUD will overlay existing C-3-G districts and existing C-M districts will be rezoned to C-3-G with this new VNMDR-SUD. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing in buildings with mixed-used podiums and some residential towers at two key intersections: Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue. Proposed heights in the *Van Ness and Market Downtown Residential Use District (VNMDR-SUD)* will change from 120, 130, 150, 160, 200 and 320 feet to 85, 120, 200, 320 and 400 feet; towers will be permitted over a podium of 85 or 120 feet; the highest towers will be permitted in the vicinity of the Market Street/Van Ness Avenue intersections.

In the **Transit-Oriented Neighborhood Commercial Use Districts (NCT)**, height districts will change from 50, 80 and 105 feet to primarily 55, 65 and 85 feet; these districts will be located in SoMa West and along Market Street. The NCT district will largely replace C-M and NC-3 districts. In the *NCT district*, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls in place in the NC-3 district. Some heights on some parcels near Brady Street will change from 105 and 60 feet to 40 feet and 85 feet on parcels surrounding a proposed public open space.

Establishment of New Fees in the Plan Area

In order to fund the community improvements identified in the Plan, the Program document proposes to establish a **Development Impact Fee**, requiring the growth that generates the demand for additional infrastructure and services to provide some of the revenue required to fund the improvements. The proposal establishes a development impact fee on new residential and commercial development in the Plan Area. The fee proposal is \$10.00 per square foot of residential development, and \$4.00 per square foot of commercial development.

To encourage the provision of necessary and desirable public infrastructure improvements and also in order to mitigate the impacts of this increased localized density, the Department has established the **Van Ness and Market Neighborhood Infrastructure Fund**. Developers may provide in-kind public improvements (such as open space or streetscape improvements) or proportional in-lieu contributions to this fund that will allow the city to develop these facilities. The Department estimates that no more than 6 potential development sites would benefit from participating in the program. The Department has set the value of the additional FAR at par with the current market value of historic TDR credits (\$15 per square foot).

Preliminary Recommendation: No action requested

D. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the

Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

E. DIRECTOR'S REPORT

9. Director's Announcements

10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

F. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
AND
BUILDING INSPECTION COMMISSION
NOTICE OF SPECIAL JOINT HEARING**

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**Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 7, 2006**

6:00 PM

12-01-06P01:23 RCVD

President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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6:00 PM _____

ROLL CALL:

PLANNING COMMISSION:	Commission President:	Dwight S. Alexander
	Commission Vice-President:	Christina Olague
	Commissioners:	Michael J. Antonini;
		Katherine Moore;
		M. Sue Lee;
		William L. Lee;
		Hisahi Sugaya

BUILDING INSPECTION

COMMISSION:	Commission President:	Debra Walker
	Commission Vice President:	Frank Lee
	Commissioners:	Joe Grubb; Ephraim Hirsch;
		Ephraim Hirsch; Mel Murphy;
		Criss Romero; Michael Therialult

A. SPECIAL CALENDAR

1. Discussion regarding better coordination between the Building and Planning Departments to ensure timely review, consistent code interpretations, implementation of zoning decisions and conditions of approval (including conditions from both Planning and the Board of Appeals), and accurate construction valuation for taxation purposes and fee collection. This will include discussion about the computer system coordination.
2. Discussion regarding the different permit review process for alterations versus demolitions, serial or substantial alteration permits that may result in the effective demolition of a building, and circumstances that may warrant an emergency demolition.
3. Discussion regarding cross training both DBI and Planning Department plan checkers and inspectors to make them more familiar with the codes enforced by the other Departments.
4. Discussion on seismic standards, seismic safety initiatives and potential effects on Planning and Building Codes.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 14, 2006

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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President: Dwight S. Alexander

Vice-President: Christina Olague

Commissioners: Michael J. Antonini; M. Sue Lee; William L. Lee; Kathrin Moore;
Hisashi Sugaya;

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

and

the re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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1:30 PM _____

ROLL CALL: Commission President: Dwight S. Alexander
Commission Vice-President: Christina Olague
Commissioners: Michael J. Antonini; M. Sue Lee, William L. Lee;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0347E (R. AHMADI: (415)-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Certification of Final Environmental Impact Report. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). It would also increase height limits in certain areas and reduce height limits in other areas. The proposed zoning and height reclassifications would increase the potential for residential development in the area. Preliminary Recommendation: Certify the Final Environmental Impact Report.
Please note: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
(Continued from Regular Meeting of December 7, 2006)
(Proposed for Continuance to January 18, 2007)
2. 2003.0347E (R. AHMADI: 414-558-5966)
MARKET & OCTAVIA NEIGHBORHOOD PLAN - Adoption of CEQA Findings Related to EIR and Potential Project Approval Action. The project includes proposed amendments to the General Plan, Planning Code and Zoning Map. The project area lies to the west of the City's downtown financial district and sits at the junction of several neighborhoods, including, Civic Center, Hayes Valley, Western Addition, South of Market, Inner Mission, the Castro, Duboce Triangle, Eureka Valley, and Upper Market. The proposed neighborhood plan would: (1) amend the General Plan, adding a new Area Plan (the Market and Octavia Area Plan) and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index; and (2) amend the Planning Code and Zoning Map to reclassify the existing zoning from Residential Districts (R), Neighborhood Commercial Districts (NCD's), Moderate-Scale Neighborhood Commercial (NC-3), and Heavy Commercial (C-M) to Downtown General Commercial Districts (C-3-G), Residential Transit Oriented (RTO), Neighborhood Commercial Transit Districts (NCT), Neighborhood Commercial-Transit, Moderate-Scale Mixed Use Districts (NCT-3). The project would also increase height limits in certain areas and reduce height limits in other areas, and establish new

fees. The proposed zoning and height reclassifications would increase the potential for residential development in the area.

Preliminary Recommendation: Adopt CEQA Findings.

(Continued from Regular Meeting of December 7, 2006)

(Proposed for Continuance to January 18, 2007)

3. 2004.0603C (T. TAM (415) 558-6325)
601 DUBOCE AVENUE - southwest corner of Duboce Avenue and Noe Street; Lot 1 in Assessor's Block 3539 - **Request for a Conditional Use Authorization** for a Planned Unit Development pursuant to Planning Code Sections 303(c) and 304 to amend a previously approved CU/PUD authorization (Case No. 1987.847C, Motion No. M13255) and develop a new four-story, 46,000 gross-square-foot (gsf) clinic / medical office building (as measured by the Planning Code; 50,100 gsf without area reductions allowed by Sec. 102.9). The new building would contain a Neuromuscular and Electroencephalogram Clinic, offices, a pharmacy and an admitting station for the existing ambulatory surgery department in the CPMC Hospital North Tower. As a Planned Unit Development, the project is seeking modifications to Planning Code requirements for rear yard and independently accessible parking. The property is in an RH-3 (Residential, House, Three-Family) District and a 65-D Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to January 25, 2007)
4. 2006.0897D (A. STARR: (415) 558-6362)
3300 CLAY STREET - at the southeast corner of Clay Street and Presidio Avenue, Lot 003 in Assessor's Block 0997- **Request for Discretionary Review** of Building Permit Application No. 2006.02.27.5519 proposing to remove the ground floor storage area of a six-unit residential building, excavate a portion of the ground floor, and install a 6-car garage with a 10' wide garage door on Presidio Avenue. The existing building is a four-story, six-unit building in an RM-1 (Residential, Mixed Districts, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve the project as submitted.
(Continued from Regular Meeting of November 16, 2006)
NOTE: On October 5, 2006, following public testimony the Commission closed public hearing and entertained a motion to approve. The motion failed by a vote of +3 -2. Commissioners Moore and Sugaya voted no and Commissioner Alexander was absent. The item was continued to November 16, 2006 by a vote +4 -1. Commissioner Sugaya voted no. Commissioner Alexander was absent.
(Proposed for Continuance to February 1, 2007)
5. (J. IONIN: (415) 558-6309)
WTS GUIDELINES - Informational Presentation on the current status of the W.T.S. Guidelines: a brief history; preference location summary; accessory use determinations; and an overview of the supplemental guidelines adopted in 2003.
(Continued from Regular Meeting of November 2, 2006)
(Proposed for Continuance to February 8, 2007)
- 6a. 2006.0636VDD (S. MENDRIN: (415) 558-6625)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Requests for Discretionary Review** of Building Permit Application No. 2006.07.13.6418 proposing to construct a new one-story, two-car garage with roof deck addition at the rear of the three-story, two-unit building. The existing detached garage structure would be demolished. The new garage would be located within the required rear yard, requiring a variance. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

(Proposed for Continuance to March 1, 2007)

- 6b. 2006.0636YDD (S. MENDRIN: (415) 558-6625)
2901-2903 PIERCE STREET - northwest corner of Union and Pierce Streets; Lot 006 in Assessor's Block 0536 - **Request for Variance** from Planning Code Section 134 (required rear yard) to allow demolition of the existing detached garage and to construct a new one-story horizontal addition approximately 26 feet deep and 26 feet wide at the rear of the existing two-family dwelling. The addition will accommodate a new two-car garage, roof deck and stairs leading from the roof deck to the rear yard. The new garage is located within the required rear yard. The property is located in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.

(Proposed for Continuance to March 1, 2007)

PLEASE NOTE: The Planning Commission has temporarily altered the Order of Business for this hearing. COMMISSIONERS QUESTIONS AND MATTERS and DIRECTOR'S REPORT will follow item #17 - Market and Octavia Plan Amendments, Hearing #5.

B. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

C. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. 2006.1156Q (A. STARR: (415) 558-6362)
7 CASA WAY - south side between Marina Boulevard and Retiro Way, Lot 014 in Assessor's Block 0418A - **Public hearing, under Article 9 of the Subdivision Code, to determine consistency of a proposed five-unit Condominium-Conversion Subdivision with the General Plan**, located in a RH-3 (Residential, House Districts, Three Family) District and a 40-X Height and Bulk District. The proposal is to convert the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Preliminary Recommendation: Approval
8. 2006.1168Q (A. STARR: (415) 558-6362)
73-83 GRATTAN STREET - southwest corner of Grattan Street and Cole Street, Lot 025 in Assessor's Block 1280 - **Public hearing, under Article 9 of the Subdivision Code, to determine consistency of a proposed six-unit Condominium-Conversion Subdivision with the General Plan**, located in a RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District. The proposal is to convert the existing six-unit building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Preliminary Recommendation: Approval

9. 2006.1174Q (A. STARR: (415) 558-6362)
894-896 WALLER STREET/12-16 BRODERICK STREET - northwest corner of Waller Street and Broderick Street, Lot 018 in Assessor's Block 1240 - **Public hearing, under Article 9 of the Subdivision Code, to determine consistency of a proposed six-unit Condominium-Conversion Subdivision with the General Plan**, located in a RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District. The proposal is to convert the existing six-unit building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
 Preliminary Recommendation: Approval
10. 2006.0926Q (B. FU: (415) 558-6613)
481 CLEMENTINA STREET - north side between 5th and 6th Streets, Lot 036 in Assessor's Block 3732 - **Public hearing, under Article 9 of the Subdivision Code, to determine consistency of a proposed six-unit Condominium-Conversion Subdivision with the General Plan**, located in a RSD (Residential/Service Mixed Use) District and a 40-X/85-B Height and Bulk District. The proposal is to convert the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
 Preliminary Recommendation: Approval

D. REGULAR CALENDAR

11. (S. WERTHEIM: (415) 558-6612)
ECONOMIC DEVELOPMENT PLAN - **Informational presentation on the San Francisco Economic Strategy**. The City is undertaking its first-ever comprehensive planning process devoted to economic development, as initiated by passage of Proposition I in November of 2004. Dr. Ted Egan, Director of Analysis at ICF Consulting, is the lead consultant for the project.
 Preliminary Recommendation: No action required
 (Continued from Regular Meeting of November 2, 2006)
12. 2004.0339C (G. CABREROS: (415) 558-6169)
1800 VAN NESS AVENUE (including 1754 CLAY STREET) - northeast corner of Van Ness Avenue and Clay Street; Assessor's Block 0619, Lots 009 & 010 - **Request for Conditional Use Authorization** for a Planned Unit Development pursuant to Planning Code Sections 253.2, 303, 304 and 306 proposing to demolish an existing two-story commercial building (currently occupied by Kinko's) and to construct an 8-story, 62-unit mixed-use building with up to 82 parking spaces and approximately 5,100 square feet of ground-floor commercial space, located in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. Note: 1754 Clay Street, Lot 10, is a through lot which also fronts onto Washington Street.
 Preliminary Recommendation: Disapproval
- 13a. 2005.0776C (J. PURVIS: (415) 558-6354)
83-85 BRADY STREET - east side between Market and Otis Streets, Lot 022 in Assessor's Block 3505 - **Request for Conditional Use Authorization** under Planning Code Sections 215(a) and 303 to demolish a single-family dwelling plus commercial building and construct a five-story, six-unit residential building with six off-street parking spaces in the C-M (Heavy Commercial) Use District, the 160-H Height and Bulk District and within the Housing Mixed-Use Area under Resolution No. 16202 where maximum housing density is encouraged.
 Preliminary Recommendation: Approval with Conditions

- 13b. 2005.0776D (J. PURVIS: (415) 558-6354)
83-85 BRADY STREET - east side between Market and Otis Streets, Lot 022 in Assessor's Block 3505 - **Mandatory Discretionary Review**, under Planning Commission Resolution No. 16700 requiring review of all demolition of residential structures, of Demolition Permit Application No. 2005.09.15.2951, to demolish the above-noted mixed-use residential/commercial building.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
14. 2006.0833D (R. CRAWFORD: (415) 558-6358)
1 PALO ALTO DRIVE (AKA 1 AVANZADA AKA 250 PALO ALTO) - Assessor's Block 2724 Lot 003 - **Mandatory Discretionary Review** of Building Permit Application Nos. 2006.06.21.4679 for replacement of four existing small receive-only antennas and the addition a fifth such antenna to the fifth level of Sutro Tower and, 2006.06.21.4681 for the addition of four receive-only antennas to the roof of the existing control building at the SUTRO TOWER Broadcast facility. This project lies within the RH-1, Residential House, One Family District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions (Continued from Regular Meeting of November 2, 2006)
15. 2006.0070ET (C. NIKITAS: (415) 558-6306)
CONTROLS FOR LOSS OF DWELLING UNITS - **a proposed ordinance amending the Planning Code**, adding Section 317, requiring a Planning Commission hearing for any project that would eliminate existing legal dwelling units through mergers, conversions, or demolitions of residential buildings, and requiring certain affordability and soundness findings; making environmental findings and findings of consistency with the priority policies of planning code section 101.1 and the general plan. On November 2, 2006, the Commission adopted Resolution No. 17334, an intent to initiate a planning code amendment stipulating mandatory discretionary review of all residential demolition and of replacement building permit applications.
Preliminary Recommendation:
16. 2006.1284ET (C. NIKITAS: (415) 558-6306)
CONDITIONAL USE FOR DEMOLITION OF DWELLING UNITS - **a proposed ordinance amending the Planning Code**, introduced by Supervisor Sophie Maxwell under Board File 061371, adding Section 317, prohibiting the demolition of residential units unless Conditional Use authorization is granted for the replacement building, making environmental findings and findings of consistency with the priority policies of planning code section 101.1 and the general plan.

6:00 P.M.

17. 2003.0347MTZ (J. BILLOVITS (415) 558-6390, A. RODGERS: (415) 558-6395)
MARKET AND OCTAVIA PLAN AMENDMENTS - The Planning Commission will hold a series of public hearings beginning on or after October 26, 2006, to consider Case No. 2003.0347EMTZ, adopting a Motion to certify the Final Environmental Impact Report and adopt CEQA Findings and consider Resolutions to adopt amendments to the San Francisco General Plan, Planning Code and Zoning Map related to the Market and Octavia Neighborhood Plan. A series of public hearings are scheduled for October 26, 2006, Nov. 2, 2006, Nov. 9, 2006, Nov. 16, 2006, and Dec. 7, 2006. The Commission will consider and receive public comment on specific aspects of the Plan and proposed amendments at each hearing.

The series of hearings was originally scheduled to culminate in a hearing to consider adoption actions on or after Dec. 7, 2006. As the Nov. 16th hearing was cancelled, the Commission held hearing number four on Dec. 7, 2006 and hearing number five on December 14, 2006. Additional hearings are likely to be added after the new year, with adoption actions on or after January 18, 2007.

At the hearings, the Planning Commission will consider a rezoning and public improvements program to realize the vision articulated by the community through the Market and Octavia community planning process. For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>.

Draft Schedule for Planning Commission Hearing

This calendar gives notice that the Planning Commission will be hearing the following aspects of the Market & Octavia Plan on or after December 14, 2006. Be advised that due to the nature of the public hearings, the Commission may continue any particular hearing item and/or may not hear all items at the hearing. To confirm the final Commission Hearing schedule, on the week of the hearing please visit: http://www.sfgov.org/site/planning_meeting.asp?id=15840 or call Aksel Olsen at 558-6616.

Hearing # 5 – December 14, 2006

At this hearing, the Planning Commission may consider the following aspects of the Plan:

- Community Improvements / Public Benefits (continuation)
- SoMa West Area Heights Review – “Towers and Transitions”
- “Pipeline Projects” Discussion on Plan Proposal
 - Overview of various minor project-related issues in plan area
 - 555 Fulton St. land use and height district issue
- Follow-Up on various Comments and Questions (continuation)

For more information on this six-year planning process, please visit our website at <http://marketoctavia.betterneighborhoods.org>. In addition to providing information about the proposed General Plan, Planning Code and Zoning Map amendments, staff will also provide follow-up information on issues discussed at earlier hearings.

Plan Area

The Plan encompasses an irregularly shaped area in northeast San Francisco. It extends two to three blocks in width along Market Street for ten blocks and extends north along the former Central Freeway alignment at Octavia Boulevard for ten blocks. Along Market Street, the Plan Area boundaries extend from 11th and Larkin Streets in the east to Noe and Scott Streets in the west. The boundary jogs north along Noe Street, Duboce Avenue, Scott Street, Waller Street, Webster Street, Oak Street, Buchanan Street, and Grove Street; continues north along the former Central Freeway alignment to include the area up to Turk Street between Laguna and Franklin Streets; and east of Franklin Street jogs south to Grove and Larkin Streets. The Project Area boundary extends south of Market Street between 10th and 11th Street to Howard Street. Extending west along Howard Street, the Project Area boundaries jog along Division, Clinton, Stevenson, Fourteenth, Guerrero, and Sixteenth Streets. The Project Area is comprised of 89 Assessor's Blocks in entirety or in part, including the whole of Blocks 759, 761, 768, 770, 783, 785, 792 to 794, 806 to 809, 813 to 819, 830 to 841, 850 to 858, 863 to 876, 3501 to 3506, 3512 to 3514, 3533 to 3538, 3541 to 3545, 3556 to 3560; and portions of 3507 (lot

40), 3510 (lots 49, 57), 3511 (lots 1, 23, 25, 31, 33, 74, 75, 80, 82, and 93), and 3532 (lots 14, 19B, 35, 36, 88, 89, 90 and 91).

Specifically, the Commission will consider the following items and may take action on or after January 18, 2007:

- **Case 2003.0347M** - a proposed **General Plan amendment** that would add a new area plan, the Market and Octavia Area Plan, and make related amendments to the Commerce and Industry, Housing, Recreation and Open Space and Transportation Elements, the Civic Center Area Plan, Downtown Area Plan, South of Market Area Plan and the Land Use Index;
- **Case 2003.0347T** - a proposed **Planning Code text amendment** that would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees;
- **Case 2003.0347Z** - a proposed **Zoning Map amendment** that would revise Maps 2 and 2H, 7 and 7H, and 2SU and 7SU. The proposed Planning Code text and map (Zoning Map) amendments would a) establish three new zoning districts, b) amend the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts (NCDs), c) update height and bulk districts, d) establish the Market and Octavia Community Improvements Impact Fee, and e) make related revisions necessary to implement the General Plan. The proposed changes are described in greater detail in Case 2003.0347T (above).

Together, these Commission actions are intended to implement the Market and Octavia Plan. In addition, an historic survey is currently being done of the project area; property owners considering constructing or altering a building in this area should consult with Planning Department staff to determine the historic resource status of their property. Property owners and interested parties are advised that height limits and other controls do not provide unqualified rights to development, but rather, proscribe the maximum potential building envelope that may be permitted; proposed buildings may not reach the maximum permitted building height/envelope. The Commission may also consider establishing interim procedures to guide the review of plans to construct new structures and alter existing structures to protect potentially eligible historic resources in the Plan Area prior to conclusion of an historic resources survey.

Members of the public may review a copy of the proposed amendments at the San Francisco Planning Department office at 1660 Mission Street 5th Floor, San Francisco, CA 94103, at the Public Library (the Main Library 100 Larkin St., and Harvey Milk branch library, 1 Jose Sarria Ct. (near 16th & Market Sts.)). An electronic copy of the proposed amendments and actions is available at <http://marketoctavia.betterneighborhoods.org>.

As part of **Case No. 2003.0347T**, the proposed Planning Code text amendment would revise Planning Code controls, including controls for land use, height and bulk, building design, loading, parking and establish new fees. The proposed amendments are described more fully below:

Establishment of Three Zoning Districts in the Plan Area

The Transit-Oriented Residential Use District (RTO) will replace most of the RH and RM districts zoning north and south of the Market Street corridor, extending north to Turk Street, west to Noe and Scott Streets, and South to

Sixteenth Street. The proposed RTO district will encourage moderate-density, multi-family, and residential infill. Because of the availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking the RTO permits the construction of some housing without accessory parking. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing within buildings in keeping with neighborhood scale. Proposed heights in *Residential Transit Oriented (RTO)* Districts and RH districts primarily remain 40 and 50 feet as currently classified; in some *RTO* areas, permitted heights will change from 50, 80 and 105 feet to 40 and 50 feet.

A *Neighborhood Commercial Transit District (NCT)* will overlay the Hayes-Gough Neighborhood Commercial District and portions of the Upper Market and Valencia Neighborhood Commercial Districts within the Market and Octavia neighborhood. In *named NCT and NC-1 (T) districts*, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls. They include current Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels currently zoned NC-1.

The *Van Ness and Market Downtown Residential Special Use District (VNMDR-SUD)* will permit the development of a transit-oriented, high-density, mixed-use neighborhood around the intersections of Van Ness Avenue and Market Street and South Van Ness Avenue and Mission Street. This SUD will overlay existing C-3-G districts and existing C-M districts will be rezoned to C-3-G with this new VNMDR-SUD. Parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing in buildings with mixed-used podiums and some residential towers at two key intersections: Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue. Proposed heights in the *Van Ness and Market Downtown Residential Use District (VNMDR-SUD)* will change from 120, 130, 150, 160, 200 and 320 feet to 85, 120, 200, 320 and 400 feet; towers will be permitted over a podium of 85 or 120 feet; the highest towers will be permitted in the vicinity of the Market Street/Van Ness Avenue intersections.

In the *Transit-Oriented Neighborhood Commercial Use Districts (NCT)*, height districts will change from 50, 80 and 105 feet to primarily 55, 65 and 85 feet; these districts will be located in SoMa West and along Market Street. The NCT district will largely replace C-M and NC-3 districts. In the *NCT district*, parking controls will establish maximum caps (instead of existing minimum requirements) and housing density will be controlled by building envelope to encourage housing above ground-floor retail uses. These districts will largely keep the existing specific use-size controls in place in the NC-3 district. Some heights on some parcels near Brady Street will change from 105 and 60 feet to 40 feet and 85 feet on parcels surrounding a proposed public open space.

Establishment of New Fees in the Plan Area

In order to fund the community improvements identified in the Plan, the Program document proposes to establish a **Development Impact Fee**, requiring the growth that generates the demand for additional infrastructure and services to

provide some of the revenue required to fund the improvements. The proposal establishes a development impact fee on new residential and commercial development in the Plan Area. The fee proposal is \$10.00 per square foot of residential development, and \$4.00 per square foot of commercial development.

To encourage the provision of necessary and desirable public infrastructure improvements and also in order to mitigate the impacts of this increased localized density, the Department has established the **Van Ness and Market Neighborhood Infrastructure Fund**. Developers may provide in-kind public improvements (such as open space or streetscape improvements) or proportional in-lieu contributions to this fund that will allow the city to develop these facilities. The Department estimates that no more than 6 potential development sites would benefit from participating in the program. The Department has set the value of the additional FAR at par with the current market value of historic TDR credits (\$15 per square foot).

Preliminary Recommendation: Adopt the following:

- Draft Motion to Certify the EIR and adopt CEQA Findings (Case 2003.0347EE)
- Draft Resolution to amend the General Plan (Case 2003.0347M)
- Draft Resolution to amend the Planning Code (Case 2003.0347T)

E. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

18 Commission Comments/Questions

- **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

F. DIRECTOR'S REPORT

19. Director's Announcements
20. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



